

Valley Park

Topeka, Kansas



Neighborhood Plan

An Element of the
Topeka Comprehensive Plan
A Cooperative Effort By:
The Valley Park Neighborhood Improvement Association
&
Topeka Planning Division

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CHAPTER 1

Introduction and Purpose

Background

In 2017, the Health Rating for Valley Park neighborhood remained “Out Patient”. In fall of 2020, the Valley Park Neighborhood Improvement Association (NIA), applied for and was awarded the 2021 Stages of Resource Targeting (SORT) program. Through the 2021 SORT process, the 2021 Valley Park Neighborhood Plan was created to identify strengths and weaknesses of the neighborhood, current and future land uses, target areas, and action steps to stabilize and improve blocks within the neighborhood. The 2021 Valley Park Neighborhood Plan intends to outline those steps to keep the neighborhood in the “Healthy” Neighborhood Health Rating.

Purpose

The City of Topeka SORT funding will provide planning assistance and targeted implementation funding.

Beginning in March of 2021, the Valley Park NIA, SORT Planning Committee, and City Planning Staff began collaborating to develop a neighborhood plan that comprehensively addresses land use, housing, safety, infrastructure, neighborhood character, and provide an overarching vision and goals for the Valley Park neighborhood. The Valley Park Neighborhood Plan analyzes neighborhood trends and provides long-range guidance and direction to City agencies, residents, and other organization for future revitalization and investment in the neighborhood. The Plan is intended to be comprehensive, cohesive, and a coordinated approach to address issues found in Valley Park. The intent of this document is to develop a neighborhood plan that provides the stepping stones needed for NIA leadership to build a strong neighborhood fabric.

Recommendations for infrastructure, housing, and park improvements all involve major City and County expenditures that are constrained by the amount of tax revenues that are collected. Other neighborhood plans compete for such allocations. Reliance on non-City and County funding sources will also determine the pace of implementation. Another purpose of this plan is to provide guidance and prioritization of projects, given the limited resources.

Relation to Other Plans

The Valley Park Neighborhood Plan constitutes an amendment to the Comprehensive Plan. It is intended to balance neighborhood needs with city-wide objectives and be consistent with goals of existing and future elements of the Comprehensive Plan including downtown, transportation, economic development, and trail elements. This plan also aligns with other City of Topeka plans, such as the Bikeways Plan, Pedestrian Plan Futures 2040, and the Land Use and Growth Management Plan.

Process

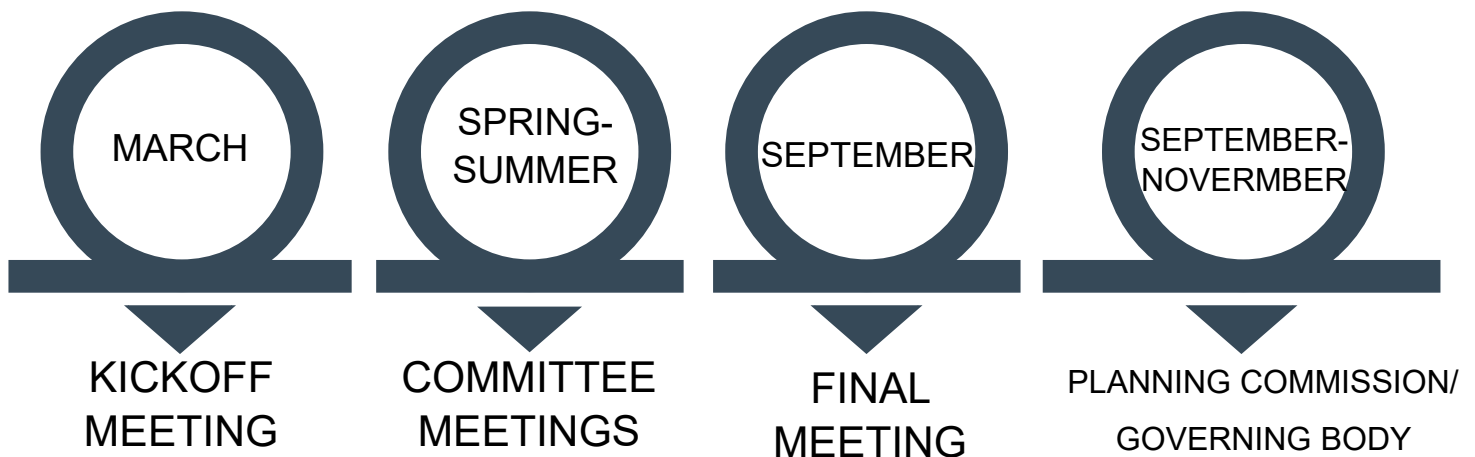
In fall of 2020, the Valley Park NIA applied for and was awarded as the 2021 SORT recipient. Following the selection, planning staff conducted a property-by-property evaluation of land use, housing, infrastructure, and crime survey of the neighborhood. During this same period of time, pertinent demographic data was gathered from the 2010 Census and 2019 American Community Survey (ACS).

A kickoff meeting was held on March 25th, 2021 to present the existing conditions of the neighborhood and allow residents to voice their thoughts and concerns regarding the neighborhood. The Valley Park SORT Planning Committee, comprised of neighborhood volunteers, met five times between April and July. These meetings covered issues related to land use, zoning, circulation, parks, infrastructure, and flood plain. Along with these topics, the SORT Planning Committee helped to develop goals and guiding principles, SORT target areas and develop infrastructure projects.

Due to the ongoing COVID-19 Pandemic, in-person meetings were not held until July. To counter the lack of in person meeting opportunities, a Storymap and survey were developed to capture more input from residents of the neighborhood.

A summary of the final plan was presented to the community at the final neighborhood-wide meeting on September 8th, 2021. A work session was held with the City of Topeka Planning Commission on August 16, 2021 to provide an introduction and update to the neighborhood planning process.

Planning Process – Timeline



Planning Process – Steps

Step
1

Where is the neighborhood at?

Housing Conditions, Demographics, Homeownership, Crime, History, Infrastructure, and More

Products: Neighborhood Profile

Step
2

Where do you want the neighborhood to be?

Stakeholder Interview, Survey, and Guiding Principles

Products: Vision and Goals

Step
3

How do we get there?

Strategies to Achieve Vision, Goals, and Guiding Principles

Products: Land Use Plan and Revitalization Strategy

Step
4

What do we do first and when?

Priorities, Actions, Programs, Costs, etc. to Implement the Plan

Products: Implementation Plan

Step
5

How are we doing?

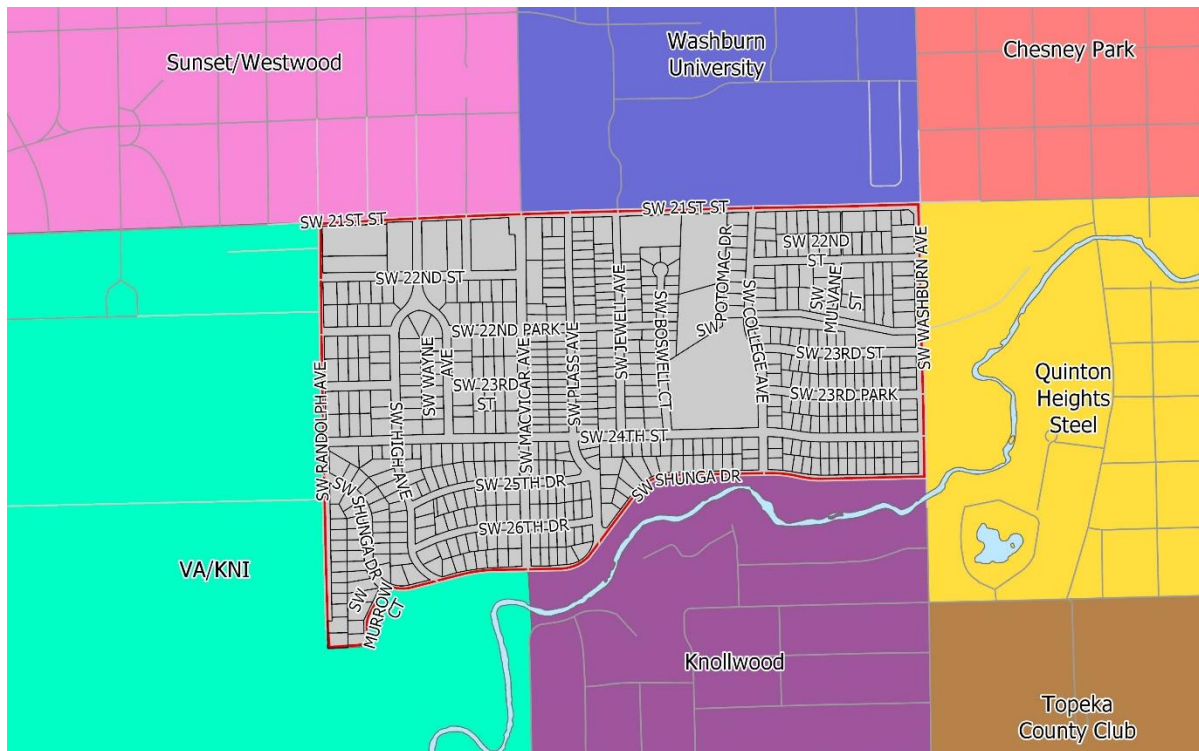
Implement Plan, Review Accomplishments, Reaffirm Goals, and Adjust Bi-Annually

Ongoing

CHAPTER 2

Neighborhood Profile

Location and Character



The Valley Park Neighborhood is located in west central Topeka, Kansas. The neighborhood is just south of Washburn University and west of the Quinton Heights-Steele Neighborhood. The neighborhood is bounded by arterial streets, SW 21st Street to the north, SW Washburn Avenue to the east and local collectors SW Randolph Avenue to the west and SW Shunga Drive to the south.

The neighborhood is primarily single-family, with some higher intensity uses found along SW 21st Street. The land uses surrounding the neighborhood vary with institutional, commercial, residential, and park space within walking distance.

History

In the mid 1940's, following World War II, a large swath of land that was known as "Romig's Dairy Farm" was sold to a developer. The area from SW Randolph Avenue to SW Washburn Avenue would become known as Valley Park. The other half of the land was sold to the federal government, where the area's first Veteran's hospital and



Valley Park Planning Area -1944



Valley Park Planning Area -1959

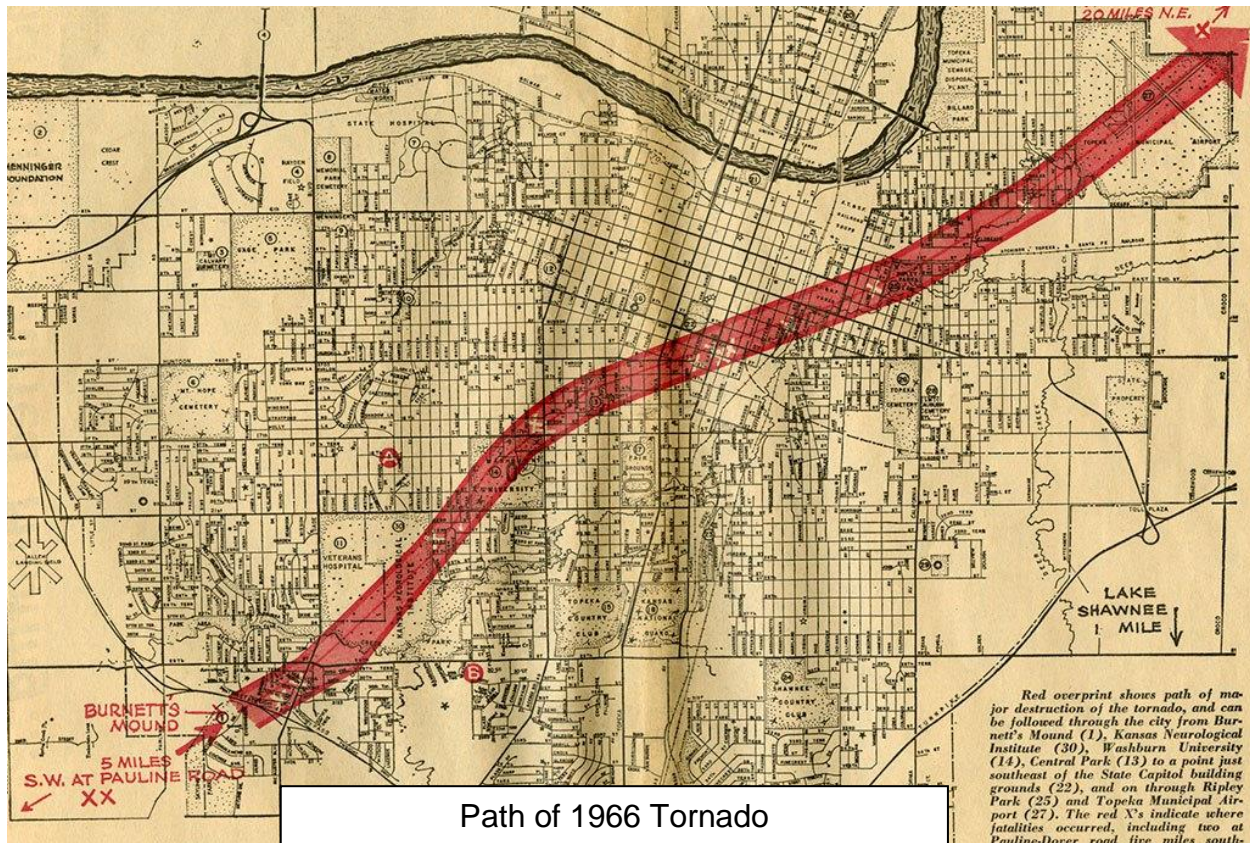
barracks were built. When the barracks were sold to be used for housing elsewhere, it made room for KNI or the Kansas Neurological Institute.

Much of the neighborhood was developed in the 1950's, some of which was built by Sargent's Home Builders. During this period of development, much of the surrounding area was still agricultural, with SW Washburn Ave and SW 21st Street still being gravel roads. The new homes were sold for \$8,000 to \$9,000 to middle class working families. Much of the neighborhood was home to young families with many homes having several children. Stout Elementary School was also built in this timeframe to accommodate the growing number of children in the area.

During this same period the commercial and multi-family developments along SW 21st Street were also built. The Mount Vernon apartments were considered “upper scale” at the time and designed with southern influences. The Sargent built homes were considered unique to Topeka at this time and inspired by California homes, with flat roofs and bathrooms that were built along the interior of the home.

Following the flood of 1951, a dam was built at 37th and Gage. This dam was intended to prevent any future flooding to the newly developed neighborhoods. Then in 1966, a Tornado struck Topeka. Starting at Burnett's Mound, the tornado tore across the neighboring veteran's hospital campus before jumping much of Valley Park, and landing on Washburn University's Campus. Tragedy struck the area again in 2007, when the Shunga Creek again left its banks and flooded homes in the neighborhood.

*History Section Context provided by Alice Tice, a resident of the Valley Park Neighborhood and her full History can be found at [History - Valley Park NIA \(google.com\)](#) .



Character

Much of the original single-family character of the neighborhood remains intact. Following the initial development in the 1940's and 50's, the Valley Park neighborhood has changed very little in regards to new development and land use. Due to the timing of the development, many of the homes have a mid-century modern design and are modest in size. Due to the neighborhood being platted roughly 70 years ago, the neighborhood exhibits a modern feel, with a relatively low development density. The age of the homes and the lack of vacant parcels means new infill will likely be dictated by the existing floodplain and floodway. Any new substantial development or rehabilitation will need to be built above the existing floodplain.

Existing Conditions

Neighborhood Health

The Neighborhood Health Element of the Comprehensive Plan establishes a health rating for all neighborhoods in Topeka in order to prioritize planning assistance and resource allocation. The health ratings are based upon the existing conditions of the neighborhood in regard to property values, crimes per capita, homeownership levels, the number of boarded homes, and the percent of people living below the poverty level.

According to the 2020 Neighborhood Health Element, the Valley Park area is designated as a “Healthy” neighborhood. This is the first time the neighborhood has returned to this health status since 2007.

Land Use

Valley Park consists primarily of housing, with 98 percent of parcels dedicated to residential land uses. Single-family housing makes up 97 percent of all parcels and 81 percent of the land area. Multi-family residential is the second most prevalent land use, consisting of 9 parcels and 9 percent of the total land area. The multi-family housing is typically found along SW 21st Street, with two developments providing 268 housing units. Commercial and office uses are limited along SW 21st Street. Institutional uses make up the remaining footprint of Valley Park, with Stout Middle School taking a prominent location in the middle of the neighborhood.

Table 1 Land Use						
Category	Parcels	Total Parcels	Parcel %		Total Acre	
Residential - Single-Family	568	587	97%		117.7	144.8
Residential - Two-Family	1	587	0%		0.2	144.8
Residential - Multi-Family	8	587	1%		12.9	144.8
Commercial	1	587	0.17%		2	144.8
Office	1	587	0.17%		0.5	144.8
Institutional	4	587	0.68%		10.7	144.8
Vacant	4	587	1%		0.8	144.8
Total with ROW	587	587	100%		-	195

Zoning

The Plan does not propose any zoning changes to the Valley Park Neighborhood. Currently the neighborhood is primarily zoned R-1 (Single-family) with smaller pockets of R-2 (Single-family), C-2 (Commercial), M-2 (Multiple-family), M-3 (Multiple-family), and O&I-2 (Office and institutional). The non-single-family zonings are primarily found along SW 21st Street.

Housing Diversity

Valley Park averages 6.4 residential units per acre. The predominantly single-family nature of the neighborhood produces an average of 4.8 units per acre while providing 568 units. Multi-family housing provides 268 units, and averages 20.3 units per acre. Single-family property values vary, but average residential property values have remained relatively stagnant since 2007. The multi-family housing has an average property value of just over \$1,000,000 and incorporates a variety of multi-family housing types and unit counts.

Table 2 Housing Density				
Category	Units	Percent	Acres	Units/Acre
Single-Family	568	68%	117.7	4.8
Two-Family	2	0.2%	0.2	10
Multi-Family	266	32%	12.9	20.6
Net Density - Residential	836	100%	130.8	6.4
Net Density All	836	100%	144.8	5.8
Gross Density with ROW	836	100%	195	4.3

Table 3 Property Values				
Residential	Average	Median	Minimum	Maximum
Single-family	\$67,497	\$64,660	\$29,200.00	\$131,970
Two-family	\$82,670	\$82,670	\$82,670	\$82,670
Multi-family	\$1,012,125	\$860,060	\$311,540	\$2,060,870
Vacant	\$3,575	\$3,575	\$450	\$6,700

Housing Conditions

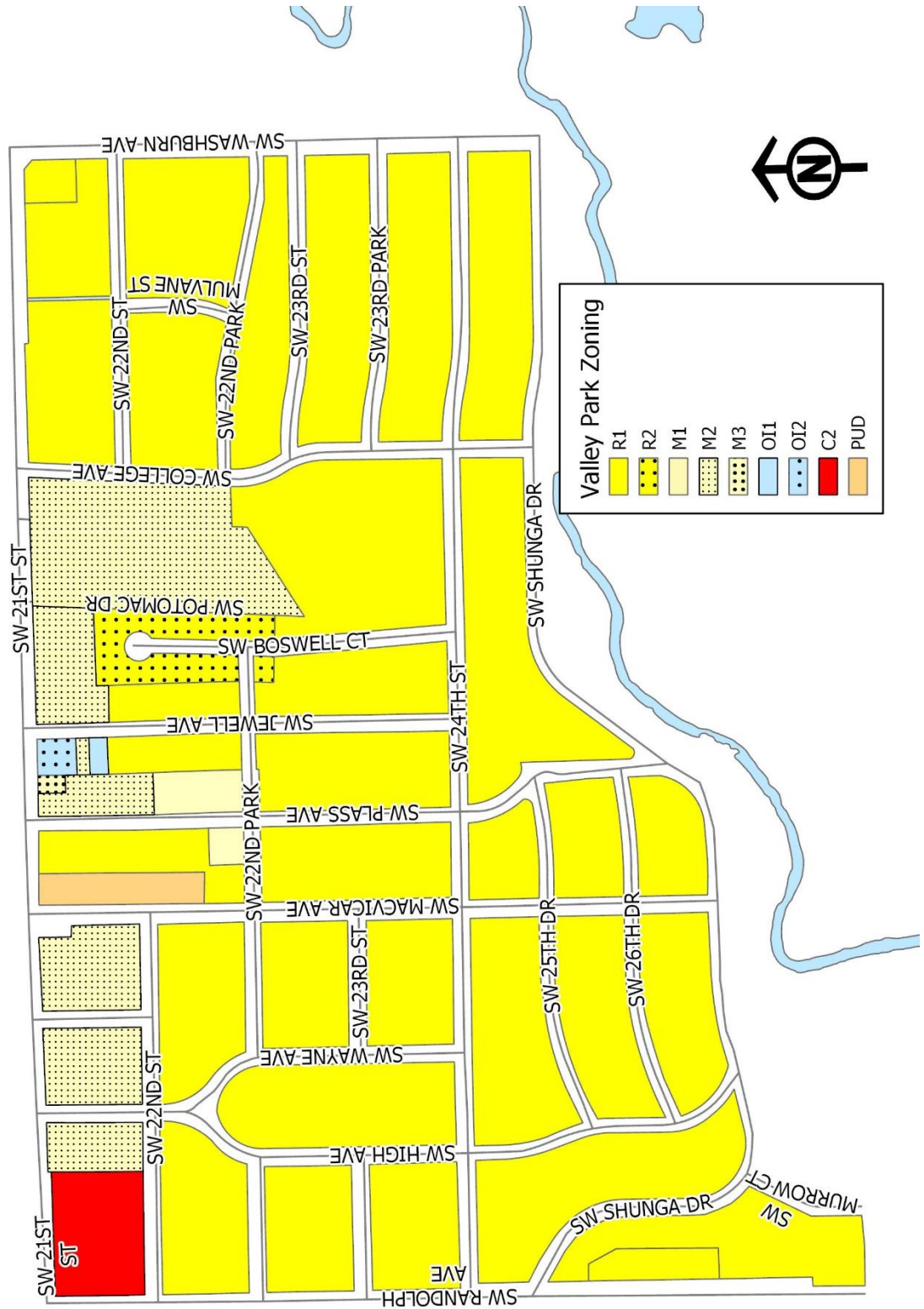
A housing assessment was conducted in Valley Park to evaluate individual housing conditions, as well as create a housing conditions map (Map 3). Housing conditions are evaluated by compiling the total number of deficiencies within a block and creating an average score. As Table 4 shows, there were just under 1,300 deficiencies found within Valley Park, of which 79 percent were considered minor. Even with this quantity of deficiencies, 88 percent of single family homes were found to be in sound condition.

Blocks that exhibited the worst housing conditions are generally located South of SW 24th Street and between SW High Avenue and SW Macvickar. Additionally, Two Blocks along the west side of the neighborhood between SW 23rd Street and SW 22nd Street showed signs of minor or intermediate deterioration. Overall, no blocks showed major deterioration, but home maintenance should continue to be a focal point of the neighborhood to prevent any additional deficiencies.

Table 4 Housing Conditions		
Deficiency Type	Count	Percent
Minor	1,011	79%
Intermediate	263	21%
Major	5	0%
Total	1,279	100%
Housing Rating	Count	Percent
Sound	501	88%
Fair	40	7%
Deteriorating	26	5%
Dilapidated	1	0%

[illegible]

Map 2 Zoning



Map 3 Housing Conditions

Housing Conditions

- N/A
- Major Deterioration
- Intermediate Deterioration
- Minor Deterioration
- Sound

Map 3 Housing Conditions

Tenure (Owner/Renter)

Of single-family homes, nearly 54% are owner-occupied. This number has been in decline since 2003, when the neighborhood reached a high of 75%. Reduced levels of owner-occupancy in single-family structures can lead to disinvestment in Valley Park and lead to increased housing deficiencies.

As illustrated on Map 4, blocks with low number of owner-occupied homes can be found throughout the neighborhood, with little to no discernable pattern of blocks with higher rates of ownership. It should be noted, the overall downward trend in owner-occupancy may be due to the encroaching floodplain. Residents of the neighborhood believe people are moving out of the neighborhood or converting their properties to rentals to avoid this issue. Furthermore, there is some overlap between block groups with the lower housing scores and those that are below 50% owner occupancy.

Infrastructure

Infrastructure includes pavement, sidewalks, and curb and gutter conditions. Currently, much of the neighborhood lacks sidewalk infrastructure with more than 90% of the parcels having poor or no sidewalks. Many of the existing sidewalks are located along SW 21st Street, SW Washburn Avenue, and around Stout Elementary School. The neighborhood has a nearly complete curb and gutter system with the exception of a portion along SW 22nd Park, which is associated with a City owned drainage easement.

Large segments of the neighborhoods pavement have been identified as “poor” or “very poor” by a 2019 city-wide pavement conditions survey. Due to these conditions, there are numerous project types including patching and mill and overlay to return these roads to a “good” condition.

Public Safety

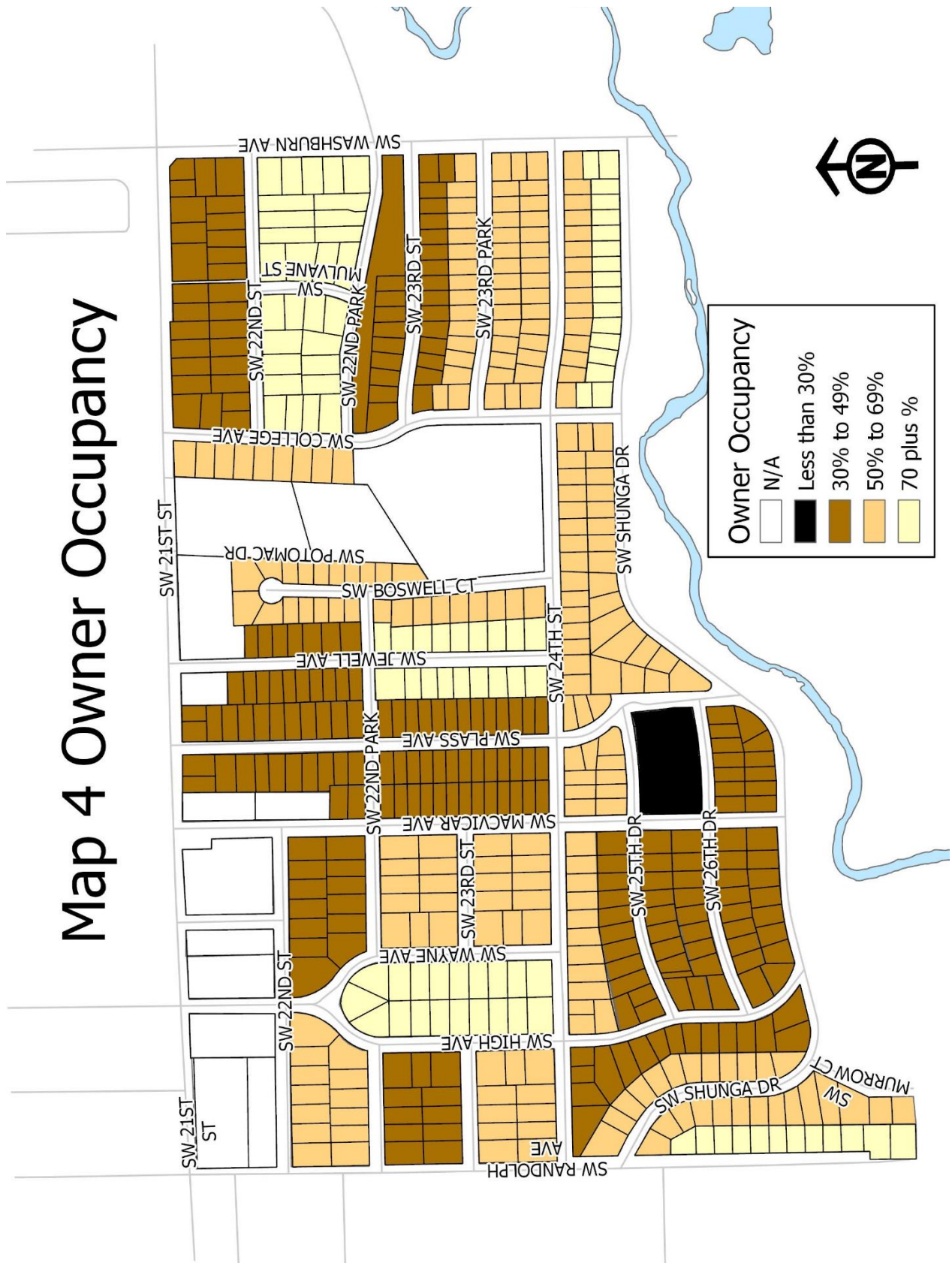
Map 6 illustrates the number of reported major crimes committed, by block, during the year 2020, according to crime statistics provided by the Topeka Police Department. The blocks with the highest crime totals are generally located in blocks with multi-family housing or commercial uses along SW 21st Street.

Criminal activity is only a symptom of a neighborhood’s overall health and livability. Total, Valley Park experienced 63 Part 1 Crimes in 2020. Part 1 crimes are major crimes which include, murder, rape, robbery, aggravated assault, burglary, and theft. While this number may seem high, it means there per 0.1 crimes committed per capita within the neighborhood, with no block experiencing more than 9 part 1 crimes.

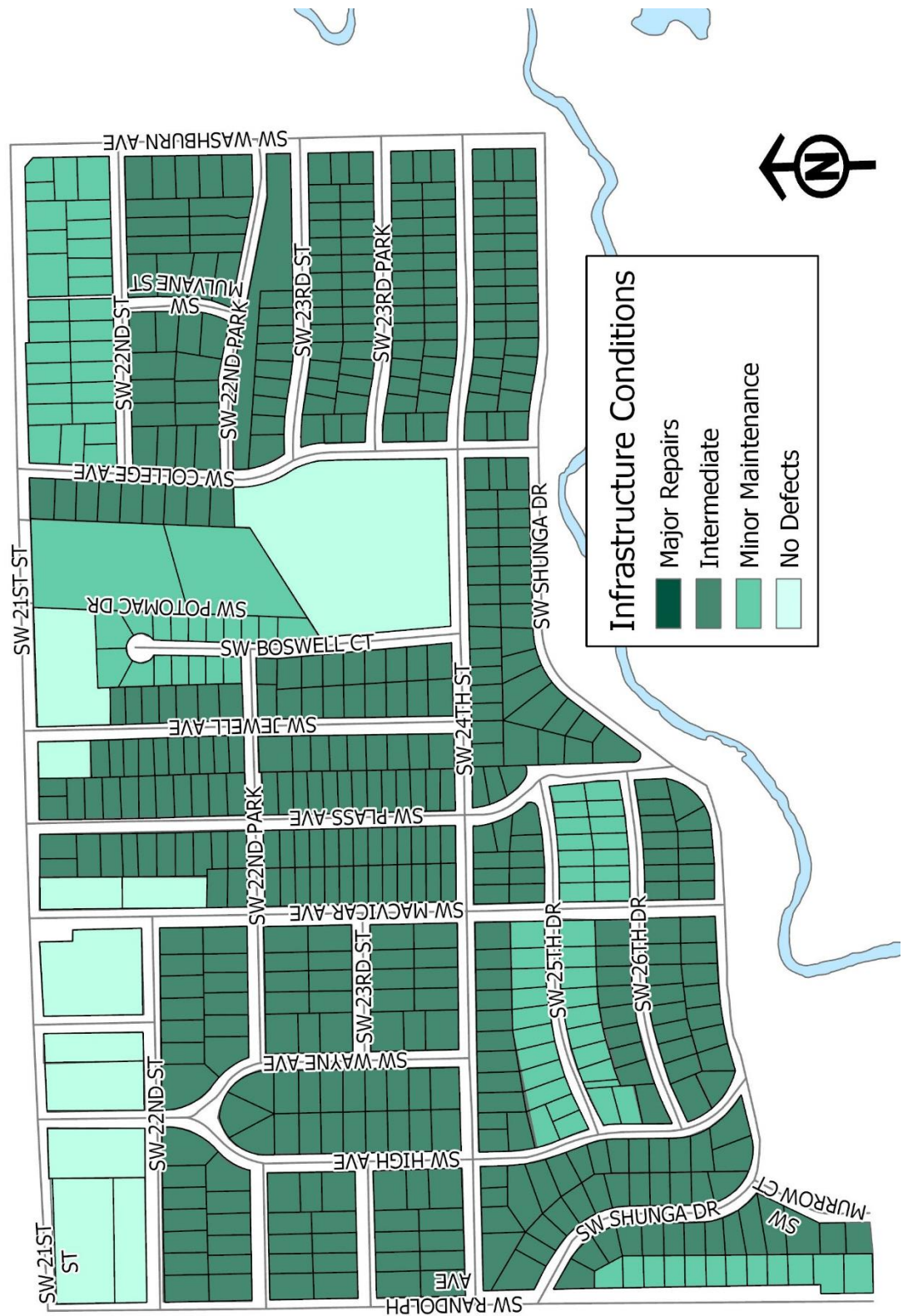
Further communication between neighborhood leaders and the City of Topeka Police Department could help address these concerns of the community.

[Citizen Reporting | Police Department \(topeka.org\)](https://topeka.org/citizen-reporting)

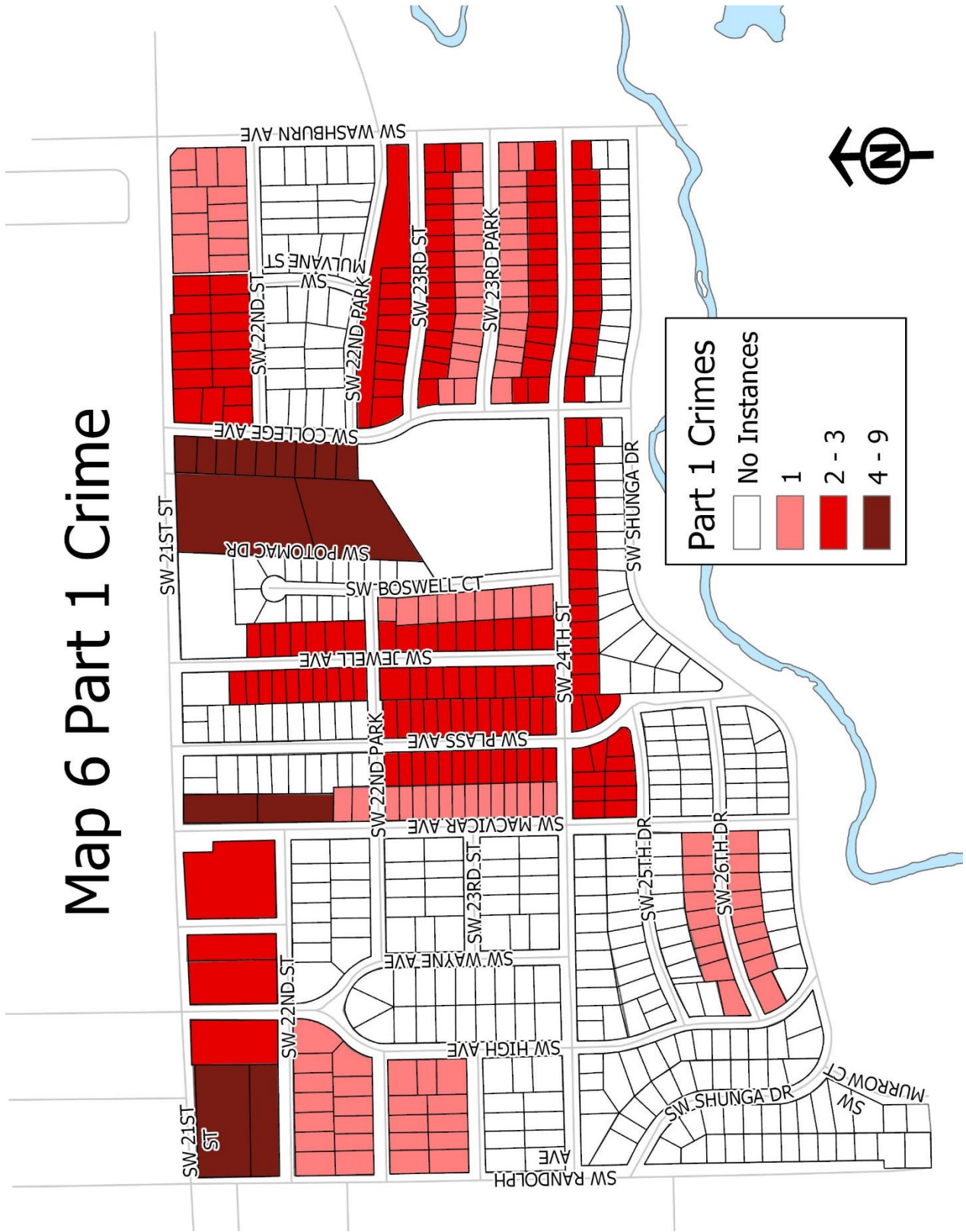
Map 4 Owner Occupancy



Map 5 Infrastructure Conditions



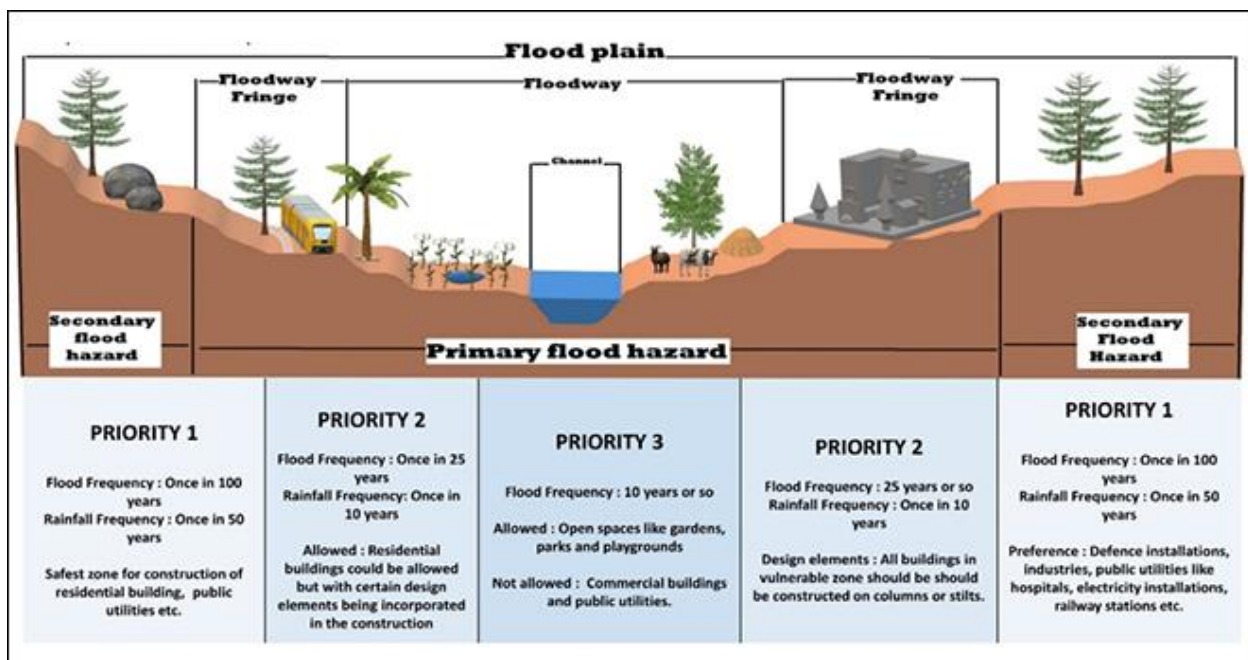
Map 6 Part 1 Crime



Flood Hazard Area

The Shunganunga Creek is located just to the south of Valley Park, and is responsible for flood events dating back to the 1950's. Much of the neighborhood falls within the 100 year floodplain or the regulatory floodway, as defined by the Federal Emergency Management Agency (FEMA). Structures within the 100 year flood boundary have a 1 percent chance to flood in any given year, and therefore are considered high-risk and subject to additional development restrictions set forth by the City of Topeka and the Federal government. Due to the 100 year floodplain, roughly 74% of parcels within Valley Park are ineligible to receive federal housing rehabilitation funding. The Valley Park floodplain impacts are illustrated on Map 7.

Additionally, the City of Topeka and the Army Corps of Engineers have identified a potential levee improvement project, which would guard against 25 year flooding events. These improvements will not adjust the 100 year floodplain, but will help prevent flooding events, like those of 2007.



Using the image above, priority area three can be viewed as the regulatory floodway and while new development is possible would require multiple engineering surveys to ensure the property does not increase the floodplain. Priority area two is located within the 100 year floodplain, and while new developments can happen in this area, they will be required to meet additional building standards. Specifically, any new development or substantial rehabilitation will be required to be raised to one foot above the base flood elevation.

[*Additional Information related to the floodplain can be found in Appendix D: Flood Resources](#)

Building Activity

Map 8 reflects that from 2010-2020 there has been little development activity within the neighborhood. During that time, 11 building permits have been issued and no demolition permits. This is likely due to the neighborhood being built-out with very little room for new development in the neighborhood.

Circulation

As identified by the Futures 2040 Topeka Regional Transportation Plan, the neighborhood is bound to the west and south by Major Collectors SW Randolph Avenue and SW Shunga Drive and to the north and east by Minor Arterials SW 21st Street and SW Washburn Avenue. While the majority of these roads only run throughout the neighborhood and do not connect to other neighborhoods, there have been complaints about roads like Shunga Drive being used to bypass the lights along SW 21st Street. This leads to speeding along Shunga drive and traffic calming measures should be considered.

The Pedestrian Master Plan shows a moderate demand for walkability in Valley Park. While the neighborhood is not listed as a priority project area, addressing the lack of sidewalks within the neighborhood may address this currently unfunded demand.

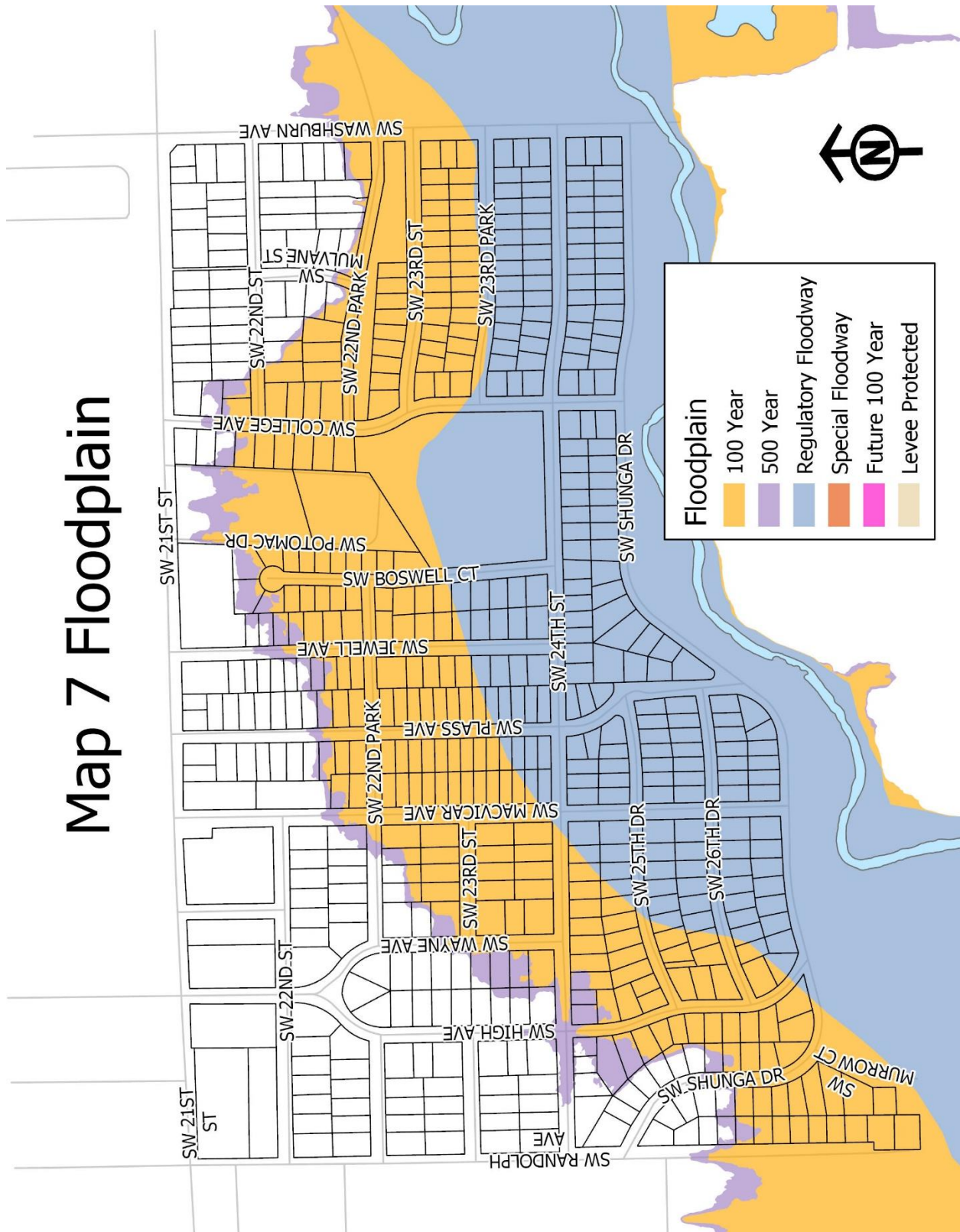
Public Facilities

Shunga Glen Park, and the corresponding trail system, stretch across the southern edge of the neighborhood. The park and trail is currently owned and maintained by Shawnee County. In addition to these recreational amenities, McDonald Field is located just to the southwest of the neighborhood, with the trail and park system passing by. Stout Elementary School is also located within the neighborhood and owned and operated by USD 501.

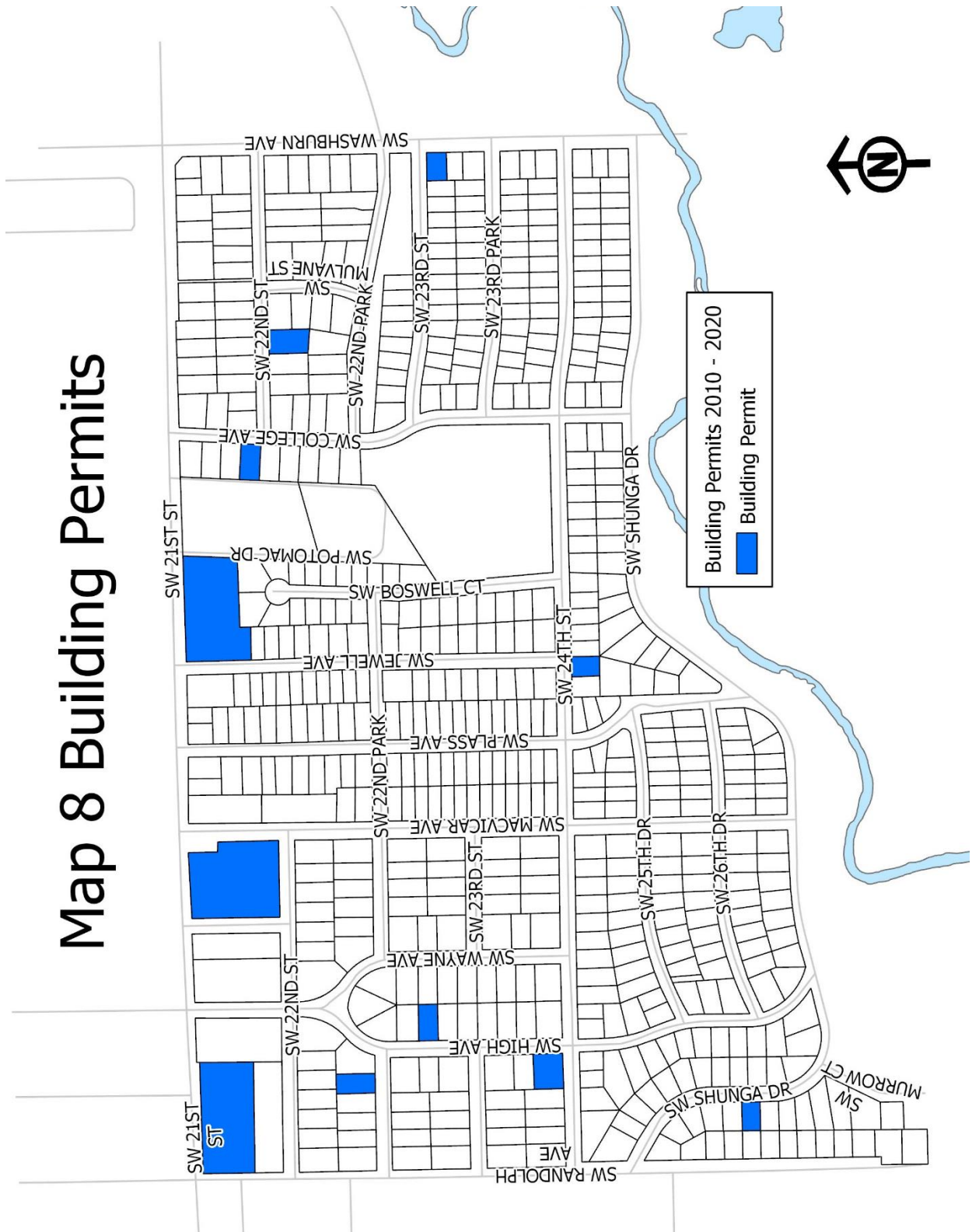
*For more information on Shunga Glen Park, see Chapter 5



Map 7 Floodplain



Map 8 Building Permits



Socio-Economic Trends

Valley Park is located in Census Tract Block Group 16:11. Table 5 shows that the population grew 6.6 percent from 2000 to 2010, but then shrank three percent from 2010 to the 2020 estimate. Since 2010, the median age of 29.6 has had a slight uptick and age cohorts have experienced very little change as well. Two groups that have seen significant growth, since 2000, are the Black and Hispanic origin populations. These groups have experienced an 85.5% growth and a 166% growth over this period. When comparing Valley Park with the City as a whole, the neighborhood has a larger percentage of individuals in the 20-24 year age cohort and 25-34 year age cohort. Some of this may be due to the large quantity of multi-family units adjacent to Washburn University's campus. This is also reflected when comparing median age, where Valley Park is five years younger than the City's median age.

Table 5 Population Demographic									
	Valley Park						Topeka		
	2000		2010		2020 (estimate)		2010		
Population	1,436	100%	1,531	100%	1,480	100%	127,473	100%	
Male	671	47%	774	51%	747	50%	66,532	52%	
Female	764	53%	757	49%	733	50%	60,941	48%	
Race & Ethnicity									
Black	107	7%	143	9%	134	9%	17,918	14%	
White	1,246	87%	1,256	82%	1,190	80%	102,698	81%	
Other	83	6%	131	9%	154	10%	13,732	11%	
Hispanic Origin	51	4%	112	7%	136	9%	17,023	13%	
Age									
Under 5 years	92	6%	110	7%	96	6%	9,505	7%	
5 to 9 years	95	7%	80	5%	71	5%	8,948	7%	
10 to 14 years	50	3%	50	3%	45	3%	7,877	6%	
15 to 19 years	75	5%	82	5%	70	5%	8,050	6%	
20 to 24 years	176	12%	255	17%	234	16%	9,200	7%	
25 to 34 years	230	16%	326	21%	330	22%	18,601	15%	
35 to 44 years	189	13%	137	9%	125	8%	14,714	12%	
45 to 54 years	168	12%	200	13%	165	11%	17,080	13%	
55 to 64 years	104	7%	133	9%	142	10%	15,312	12%	
65 and older	256	18%	158	10%	202	14%	18,183	14%	
Median age	-	-	29.6	-	30.7	-	36	-	

*estimate provided from 2020 ESRI Population Estimate tool.

Since 2000, Valley Park experienced a slight decrease in the number of families. During that same period the total number of households grew by 7.9 percent. The number of households that have a female head of household with a child under the age of 18 has grown six percent since 2000.

Table 6 Households								
	Valley Park						Topeka	
	2000		2010		2020		2010	
Households	722	100%	806	100%	779	100%	53,943	100%
Families	292	40%	310	38%	288	37%	30,707	57%
Female head of household	60	8%	95	12%	-		7,661	14%
with children < 18	35	5%	71	9%	86*	11%	4,760	9%
Persons per household	1.99	N/A	1.9	N/A	1.9	N/A	2.0	N/A
Persons per family	4.92	N/A	2.68	N/A	2.7	N/A	4.6	N/A

Table 7 shows the household median income in Valley Park is estimated to be \$37,324, which is nearly \$3,000 less than Topeka's household median in 2010. Additionally, family median income has dropped since 2000 and is lagging behind the City's family median income. Estimates for 2020 showed that 12 percent of families within the neighborhood fell below the poverty level. While this may indicate a negative trend, it should be noted that the 2020 Neighborhood Health Map indicates only eight percent of the total neighborhood population fell below the poverty level, amounting to a five percent drop from 2017.

Table 7 Income				
	Valley Park			Topeka
	2000	2010	2020	2010
Household Median Income	\$33,113	\$25,370	\$37,324	\$40,342
Family Median Income	\$49,275	\$40,157	\$44,260	\$52,483
Poverty				
Percent of Family Below Poverty Level	9%	9%	12%	23%
Female Head of Household with child under 18 below poverty level	57%	*	3%	41%

Profile Summary

Many of the indicators show Valley Park to be a relatively stable neighborhood, there are underlying issues that are pushing the neighborhood to a teetering point. While the single-family dwellings are over 50 percent owner-occupied, this has experienced a downward trajectory since 2003, when the neighborhood was 75 percent owner-occupied. The secondary effects of lower rates of owner-occupancy contribute to lower housing scores and lack of maintenance/investment in the single-family homes.

The neighborhood encompasses an assortment of land uses with Stout Elementary acting as an anchor for the neighborhood. The northern end of the neighborhood contains the more intensive commercial, multi-family, and office uses. The reduction of the floodplain over the long-term will be crucial to the preservation of Valley Park as a viable neighborhood and its welcoming and park like atmosphere.

Conditions throughout the neighborhood have presented the neighborhood with a number of unique opportunities and constraints, as summarized by the following:

NEEDS AND CONSTRAINTS

- Floodway/Floodway limits substantial rehabilitation/development
- High occurrence of individual property maintenance violations and concerns
- Lack of sidewalk infrastructure
- Declining homeownership rates

STRENGTHS AND OPPORTUNITIES

- Stout Elementary acts as an anchor for the community
- Access to trails along Shunga Creek
- Low instances of part 1 crime
- Proximity to Washburn University and commercial uses exemplifies traditional neighborhood living

CHAPTER 3

Vision and Goals

Vision Statement

The Valley Park Neighborhood bustles with activity and exemplifies healthy lifestyles. The neighborhood's access to recreational trails and healthy foods allow for a healthy physical state, while improvements to the Shunga Creek levee system allows for a healthier mental state. The low crime rate and stable surrounding businesses encourage culturally and financially diverse households of all ages to call Valley Park home. Through strong NIA leadership, the residents of the neighborhood, and the larger community, intentionally influence its development and character to reflect the past, embrace the present, and improve the future. Good times and lasting memories occur as neighbors celebrate accomplishments at events like National Night Out, share their talents and passions with one another at NIA sponsored events, and help each other through a community-based volunteer support. The recently rehabilitated Mt. Vernon Apartments are a great place for students from Washburn University to learn how to interact with neighbors in a thriving neighborhood. The mature trees that make up the landscape of the neighborhood provide a park like atmosphere to a surging neighborhood that acts as a model for other neighborhoods.

Goals and Guiding Principles

Land Use:

Goal – Preserve the predominately residential nature of the neighborhood, while maintaining the commercial and civic uses.

Guiding Principles:

- Limit commercial development to the parcel along SW 21st Street; encourage small businesses within the shopping center.
- Maintain the higher density residential land uses along SW 21st Street, while allowing potential expansion south of the commercially developed site.
- Encourage a neighborhood public space that functions as a neighborhood civic space south of the commercially developed property.

Housing:

Goal – Maintain the quantity of the housing stock, while focusing on improving the quality in small segments of the neighborhood.

Guiding Principles:

- Increase homeownership levels in all blocks by placing a priority on assisting blocks to achieve greater than 50% owner-occupancy.

- Ensure any new housing be affordable while maintaining high quality standards that compliments the existing housing stock.
- Advocate for Topeka to become a member of the National Flood Insurance Program's Community Rating System. A Federal program designed to reduce the cost of flood insurance.
- Develop strategies to ensure a high level of property owner compliance with minimum housing/nuisance standards.
- Create volunteer "neighbor to neighbor" programs that can address smaller housing maintenance issues like painting, porches, gutters, etc. Environmental programs like this prolong the life of the existing housing stock and prevent the "broken window" cycle.
- Encourage relationships between NIA leadership and landlords within the neighborhood to limit code compliance issues that tenants may overlook.

Public Facilities, Infrastructure, and Pedestrian Safety:

Goal – Provide infrastructure improvements that continue to demonstrate vitality and commitment to continued improvements in the quality of life of the neighborhood's residents.

Guiding Principles:

- Upgrade and maintain infrastructure (sidewalks, curbs and gutters, and pavement) to present standards.
- Ensure sidewalk infrastructure is in place to allow for safe pedestrian mobility throughout the neighborhood. Enhanced sidewalk infrastructure will make movement throughout the neighborhood more ADA accessible for individuals with physical impairments.
- Advocate for levee improvements along Shunganunga Creek to reduce impact of 100 year flooding event.
- Improve pedestrian linkages, with a focus on areas where children must walk or ride bicycles. Additionally, intentional design of connections to SW 21st Street and the Shunganunga trail and other nodes surrounding the neighborhood.
- Encourage the implementation of traffic calming measures along SW Shunga Drive to reduce incidents of speeding and improve safety.
- Work with Shawnee County Parks and Recreation to ensure playground equipment in Shunga Park is accessible to all members of the community, to include ADA Compliant playground equipment or physical exercise equipment.

Youth and Education:

Goal: Create a safe and clean environment for everyone in Valley Park to live, learn, work, and play.

Guiding Principles:

- Work with local institutions to develop after-school mentoring and work programs that enable youth to enhance their academic and leadership skills.
- Work with USD 501 to encourage additional improvements around Stout Elementary and better understand their long-term plan.
- Increase access to recreational amenities for the youth.

Image:

Goal: Market Valley Park as the quiet charming neighborhood it is.

Guiding Principles:

- Work to maintain the existing tree canopy and park like feel.
- Add additional signage in and around the neighborhood to develop a neighborhood brand and exhibit the existing sense of pride.

Safety and Environment:

Goal: Ensure the Valley Park Neighborhood does not experience an increase in crime and remains a neighborhood that households of all ages feel safe to live in

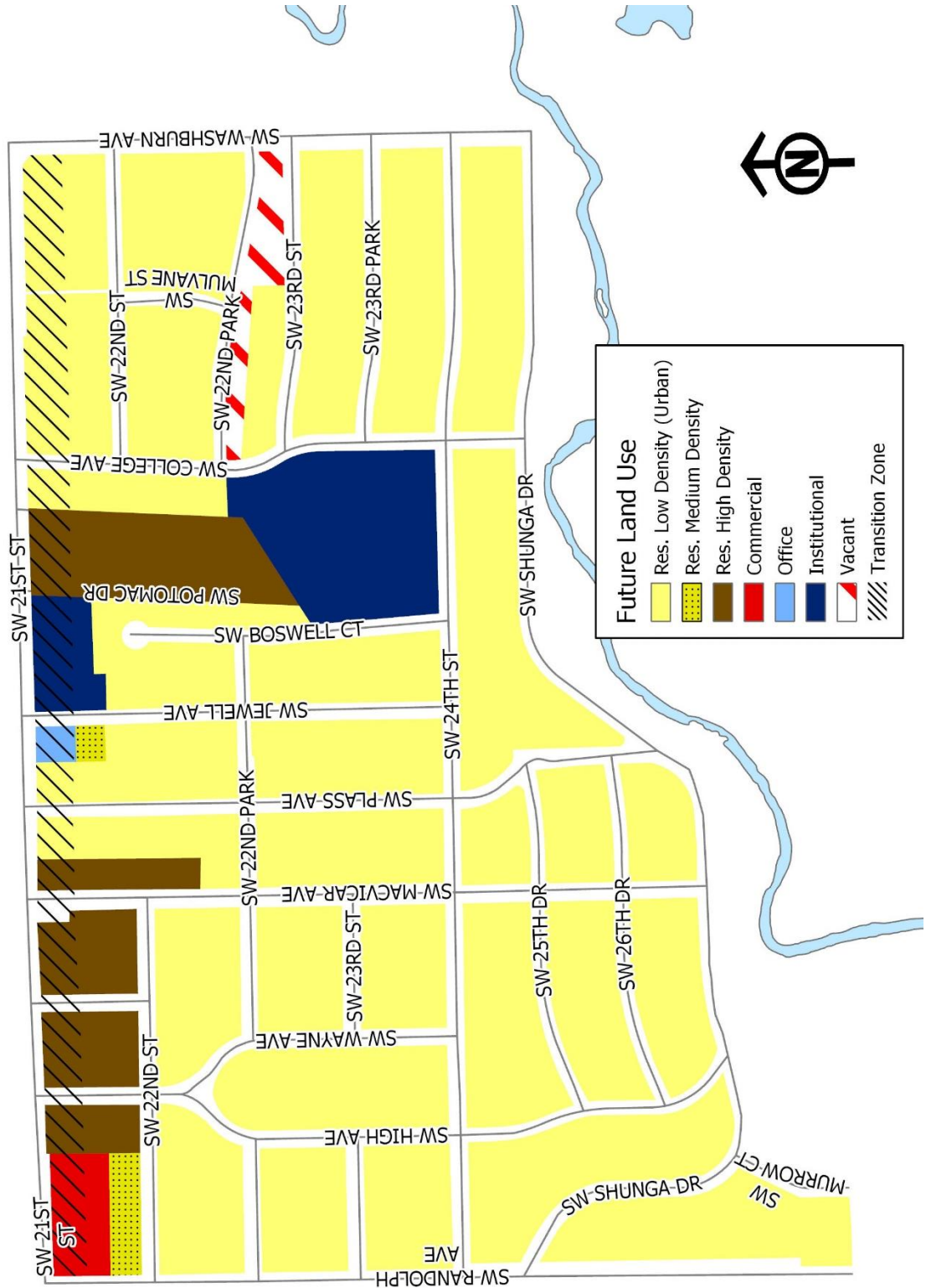
Guiding Principles:

- Work with the Topeka Police Department to educate the community about the “do’s and don’ts” to reduce crime within the neighborhood.
- Follow CPTED Recommendations outlined in Chapter five of the plan to reduce crime within the neighborhood.

CHAPTER 4

Future Land Use

Map 9 Future Land Use



Future Land Use

The Valley Park planning area contains a diverse mix of land uses, including single-family, multi-family, commercial, institutional, and adjacent open space. The Valley Park Future Land Use Map (Map 9) graphically illustrates a conceptual guide for land use development for the neighborhood that embodies the vision and goals presented in **Chapter 3**. The map is conceptual and should not be used to determine precise zoning boundaries.

Land Use Plan Categories

The following recommended land uses, zoning districts, and densities are proposed as the “maximum allowed” and does not preclude lower intensity land uses, zoning districts, or densities from being appropriate. The recommended densities are defined for “gross areas” and not on a per lot basis.

Residential – Low Density

This category preserves the already urbanized areas of Valley Park that make up the majority of the neighborhood. These areas are typically found south of SW 22nd Street, but also includes areas that front SW 21st Street and have the highest concentrations of single-family uses. These are areas whose original development was single-family and where a realistic potential exists to sustain this as the predominant character. New development in this area should be compatible with the existing single-family character.



Primary Uses: Single-Family Dwellings

Zoning Districts: R-1 (Single-family residential)

Density: 5-7dwelling units/acre (net)

Residential – Medium Density

This category is applied exclusively to residential blocks that are either transitioning from vacant land or to a lower density single-family area or where viable two to four-unit complexes could exist. This category is applied to the existing duplex along SW Jewell Avenue and along the vacant space along SW 22nd Street. The purpose of this category is to allow medium density residential uses while protecting against the spread of higher intensity development into the neighborhood.

Primary uses: Two to four unit dwellings

Zoning Districts: M-1 (Two-family residential) or M-1A (Limited multi-family residential)

Density: 6-10 dwelling units/acre (net)

Residential – High Density

This category is applied to exclusive multi-family residential blocks that are comprised of existing apartment complex developments. These sites are best suited for high density residential due to their proximity to activity zones such as major thoroughfares with public transportation, employment areas, and shopping areas. The future land use map recommends retention of the residential high-density blocks where the Washburn South, Sargent Apartments, and Mount Vernon Apartments are currently located.



Primary uses: Multi-family dwellings (5+ units)

Zoning Districts: M-2 (Multiple-Family)

Density: 15-29 dwelling units/acre (net)

Commercial

The purpose of this category is to define concentrated commercial districts, or nodes, that will support commercial retail or entertainment development. The existing Plaza 21 development,



located at the corner of SW 21st Street and SW Randolph Avenue is currently the only commercial uses within the neighborhood. This area should be preserved, and is the only appropriate space to support higher intensity shopping within the neighborhood. Any significant rehabilitation of the site should follow Non-residential design guidelines, since this site fronts a major image corridor.

Primary uses: Commercial retail and entertainment

Zoning Districts: C-2 (Commercial)

Density: Medium to high

Office

This designation applies to the property at the corner of SW Jewell Ave and SW 21st Street. The purpose of this category is to encourage the retention of the legal uses found at this location. This site should continue to preserve and respect the surrounding residential character of the neighborhood. New commercial and retail uses should not be supported within this designation. Medium density multi-family residential uses that are compatible with surrounding land uses would be appropriate within this designation.



Primary uses: Professional services

Zoning Districts: O&I-2 and M-2

Density: Medium

Institutional

Institutional uses and public facilities such as churches and schools are recognized by this designation. While there are currently no plans for expansion or contraction of Stout Elementary School, future land use for this site is dependent on the long-term health and viability of the school. In the event this changes, the future land use of the USD 501 owned property and surrounding areas should be reevaluated.



Primary uses: Schools and churches

Zoning Districts: R-1 and M-2

Density: Medium

21st Street Recommendation

Blocks covered by the hatched pattern indicate potential transitional areas. Due to the intensity of uses along SW 21st Street, the identified properties have potential to redevelop into higher intensity uses. Large segments of the area identified have underlying zoning designations that would accommodate multi-family developments (duplex, triplex, quadplex). Smaller segments of this area may develop in an incremental way, but generally these blocks should be considered as larger cohesive developments that respect the character of the neighborhood. Specifically, development within the 21st Street corridor should apply design consistent with the existing context where possible. Techniques include materials, access, building orientation, scale, architecture, etc. to ensure incompatible uses such as parking lots do not become prominent features of 21st Street. New commercial or higher intensity multi-family uses should only be considered if it incorporates transitional buffering into its design.

CHAPTER 5

Revitalization Strategy

Themes

Make Homeownership the Choice

Valley Park is just above 50 percent single family homeownership rate. While diversity of renters and owners is welcomed, an increase in homeownership rates can help reduce the number of property violations and increase the sense of pride throughout the neighborhood. Returning more units to homeownership and marketing the neighborhood to families and households of all age groups will be essential to the continued success of Valley Park.

Community and Neighborhood Building

A strong neighborhood is built through the strong ties between neighbors. Valley Park needs to continue to cultivate these ties within the neighborhood, so residents can help support one another as they work to improve their neighborhood. The Valley Park NIA needs to continue to take an active role in fostering these relationships. The door-to-door, grass roots approach, allows residents to build these relationships on a personal level and build strong ties.

Build on Current Assets

The Shunga Glen Park and trail system, Stout Elementary, and stable housing conditions make Valley Park an ideal park like atmosphere. Additionally, the church, multi-family housing, and commercial uses along SW 21st are well established and can serve as a foundation for the neighborhood.

The Spillover Effect

Valley Park's location within the regulatory floodway and 100 year floodplain presents challenges for City funding. The inability to spend federal housing dollars within these floodplains means housing rehabilitation will need to take place outside of the flood zone, while still being impactful to the surrounding blocks. The traditional SORT model of concentrated investment in the "worst" blocks is not an effective option. In order to have a "spillover effect" in surrounding blocks, a given project will need to be spatially impactful. Improving the housing stock in Valley Park will need to be done more strategically and in an incremental fashion.

Think Outside the City's Box

The NIA, businesses, and surrounding stakeholders should not rely solely on the City for the neighborhoods successful revitalization. Resources are simply too scarce to achieve all necessary improvements. Rather, the NIA should find ways to make these changes on its own. This may come through collaboration and development of pilot housing programs. The neighboring institutions like Washburn University, KNI, TARC,

and USD 501 provide ample opportunity to partner on various projects that can strengthen the neighborhood and energize revitalization efforts.

Target Area Strategies

Target Concepts and Principles

Neighborhoods make up the fabric of a city, but blocks make up the fabric of a neighborhood. When the fabric is strong, the city or the neighborhood is strong. If the fabric becomes frayed, wears down, or tears, the city or neighborhood becomes weak and susceptible to accelerated decay. The most successful strategies in neighborhood revitalization involve the repair and reweaving of this fabric. To do this, a neighborhood revitalization strategy must protect key assets and anchors. The Target Area Concept Map (Map 11) depicts these current features in Valley Park as identified below.

Anchor

Anchors are the rigid points of support that give a neighborhood its identity. They are long-term community investments that draw people to them as destinations, thereby lending stability to the area and making them desirable for continued residential investment (e.g. schools, churches, parks, community centers, etc.).

Strength/Potential

These are areas comprised of relatively strong blocks of a neighborhood that exhibit staying power and/or recent investment. These can also be underachieving areas that have potential to become strengths or anchors provided appropriate investment.

Weakness

These are areas that have the highest concentrations of negative conditions (e.g. low homeownership, vacant and boarded houses, poverty, substandard infrastructure and high crime). The higher the concentration of these conditions, the greater social problems occur and the more entrenched they become. Diluting their concentration gives surrounding areas a greater chance to revitalize on their own.

Spatial relationships play a dynamic role in the overall concept. If spread too thin, anchors or areas of strength will fail to influence beyond their immediate reach, leaving the poorly performing areas to turn on their own. One analogy to consider with the neighborhood is thinking about it like a shopping mall. Smaller stores, or in this case weaker blocks, benefit from their connection to larger stores or stronger blocks. Through spatial connections, they are “attaching” themselves to something more stable and desirable. Using this thought, new investment through “public dollars” should be centered on strengths and anchors to maximize the “spillover effect” within the neighborhood.

Traditionally, the SORT Program targets a few select blocks, the most “in need” blocks, with the theory that intensive investment in this small geographic area will act as a catalyst and create a blooming effect on the surrounding area. Blocks between major anchors are built up using this investment, and ideally the selected area is near high-traffic areas so that passersby see the investment being made in the area. While this cannot be fully adopted due to the impacts of the floodplain, blocks that are next to “strengths” or “anchors” should be considered first for housing and infrastructure monies. The following four strategies are consistent with how this has been implemented in the past and explain the intent behind them. These strategies should be implemented where possible:

- Attached to an anchor and/or area of strength (protects existing assets)
- Address a significant need or weakness (transform)
- Provide a benefit to the greatest number of people possible
- Leverage private investment to the greatest extent possible (sustainable)

The idea behind targeting is to focus a critical mass of improvements in a concentrated number of blocks so that it stimulates additional investment by adjacent property owners, increases property values, and leaves behind a visible transformation of the area. If the improvements are not visible enough, then the stabilization of that area is marginalized, and investments to the area will not be leveraged. Each target area may require a different set of strategies for improvement. Ultimately, public funding is limited for improvement and some strategies outline for these areas will not be made in a sufficiently timed manner for the improvements necessary.

Target Area Selection

From housing rehabilitation to full levee improvements, it was determined that all of the needs of Valley Park could not be met with SORT funds. However, the finite amount of funding allocated to each neighborhood required the SORT Plan Review Committee to step back and objectively look at the entire neighborhood to see which blocks and which infrastructure projects should be selected for project implementation. Four rating factors were used to evaluate each block to see which area was most in need.

- Housing Conditions
- Home Ownership (Tenure)
- Major Part 1 Crimes
- Infrastructure Conditions

These rating factors were each mapped at the beginning of the planning process with the results averaged per block. These variables were then overlaid to see which blocks consistently scored low (Map 10). This method allows a pattern to emerge for areas that can act as strengths or areas of highest need and, based on their proximity to Anchors

and Strength/Potential areas, had the highest potential for revitalization with public investment (Map 11).

When looking at Valley Park and comparing the four health maps (housing conditions, owner occupancy, crime and infrastructure) a few areas begin to stand out. Specifically, the single family blocks east of Stout Elementary, blocks between SW Macvicar Avenue and SW Jewell Avenue, and blocks in the southwest area of the neighborhood.

The overall goal is to ensure a quality, impactful finished project within the target areas (see Chapter 6: Implementation for potential projects). Due to impacts of the floodplain, these areas are located in the northern portion of Valley Park, to ensure housing dollars are available to as many properties as possible. Additionally, these projects look to address the four criteria normally used to compare target areas to each other:

- Attach to strengths and protect assets
- Address a significant need or weakness
- Benefit a large number of people
- Leverage funding and be sustainable

Using the Target Area Concept Map (Map 11), a discussion was held with the SORT Plan Review Committee. At this time, committee members were asked to select which target area they believed would produce the best ripple effect throughout the neighborhood. Target Area 1 (west), was the highest priority, with the remaining funds transitioning to the east, into Target Area 2 (secondary Target Area) and Target Area 3 (tertiary Target Area). Housing conditions in these areas range from “minor deterioration” to “intermediate deterioration”. The target areas are generally surrounded by local streets, with Target Areas 2 and 3 having greater visibility along SW 21st Street and SW Washburn Avenue. Blocks within these target areas are primarily out of the floodplain and could easily respond to housing investment and improved infrastructure conditions, creating new strengths for the entire neighborhood.

Housing rehabilitation funds will be initially offered in the order of target area prioritization. Property owners in these areas will be the first to be notified of available funding assistance. If housing rehab funds remain, additional property owners in surrounding blocks, outside of the floodplain, will be notified until either all housing funds have been spent or all property owners have had the opportunity to apply. If funds remain new infill projects should be considered.

Primary Target Area: West

This five block area that consists of the 2500 blocks of SW 22nd Street, SW 22nd Park, SW 23rd Street, SW 24th Street, the 2200 and 2300 blocks of SW High Avenue and SW Wayne Avenue, and the 2400 blocks of SW 22nd Street and SW 22nd Park has been identified as the Primary Target Area. These five blocks exhibit, minor and intermediate levels of housing deterioration, varying levels of homeownership, minor and intermediate infrastructure conditions, and low levels of crime. This area is not highly

visible from SW 21st Street, but is adjacent to the commercial anchor at SW 21st Street and SW Randolph Avenue and includes a block identified as a strength.

As the Primary Target Area, projects in and around these boundaries are estimated to have the greatest impact within the neighborhood.

Infrastructure projects include but are not limited to:

- SW 24th Street Mill and Overlay (SW Randolph Avenue to SW High Avenue)
- SW Wayne Avenue New Roadway (SW 22nd Street to SW 24th Street)
- SW Macvicar Avenue New Roadway (SW 22nd Street to SW 24th Street)

Housing improvement strategies should include a combination of the following:

- Interior and exterior rehabilitation of existing owner-occupied homes
- Exterior rehabilitation of some renter-occupied homes

Secondary Target Area: Central

This five block area consists of the single family homes located in the 2100 and 2200 blocks of SW Plass Avenue, SW Jewell Avenue, and the eastern side of SW Macvicar Avenue. This area features sound housing blocks, primarily 30%-49% owner-occupancy, need minor and immediate infrastructure repairs, and higher rates of crime for single-family homes. This Target Area does not feature any strength blocks, but is adjacent to the long standing office use, and Community Church anchor. This Target Area is primarily out of the 100 year flood plain making it a candidate for housing rehabilitation funds.

Infrastructure projects include but are not limited to:

- SW 24th Street New Roadway (SW Macvicar Avenue to SW Jewell Avenue)
- SW 22nd Park Seal (SW Macvicar Avenue to SW Plass Avenue)
- SW Plass Avenue Mill and Overlay (SW 21st Street to SW 22nd Park)
- SW Jewell Avenue Mill and Overlay (SW 21st Street to SW 22nd Park)

Housing improvement strategies should include a combination of the following:

- Interior and exterior rehabilitation of existing owner-occupied homes
- Exterior rehabilitation of some renter-occupied homes

Tertiary Target Area: East

This four block area consists of the 1500 and 1600 blocks of SW 21st Street, SW 22nd Street, and SW 22nd Park as well as the 2200 block of SW College Avenue. This area was identified because it is out of the 100 year floodplain and its prominence along SW 21st Street and SW Washburn Avenue. This area features blocks with minor housing deterioration, mixed levels of owner occupancy, minor and intermediate infrastructure needs, and higher levels of crime. This Target Area features two strength blocks and is adjacent to Stout Elementary School.

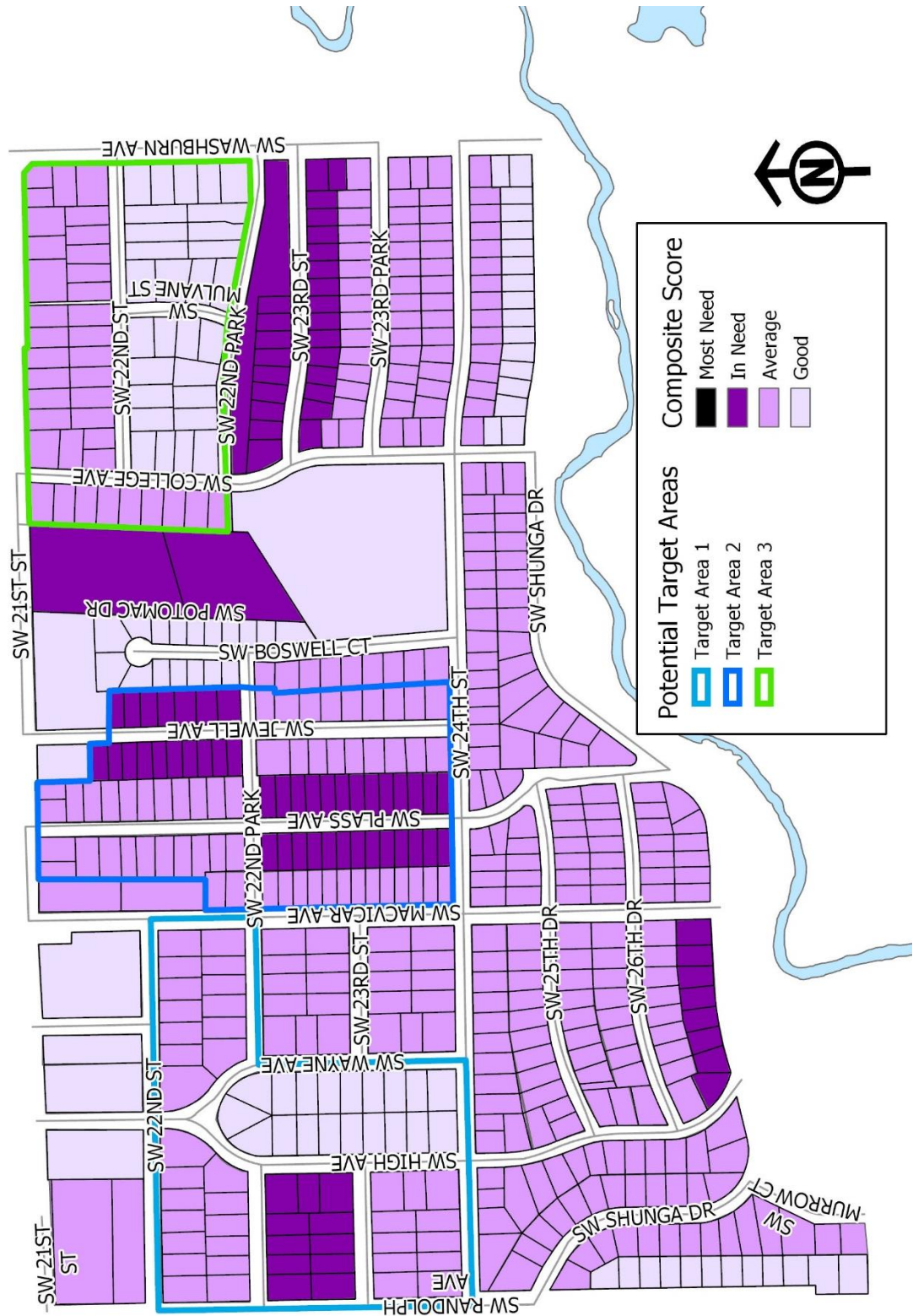
Infrastructure projects include but are not limited to:

- SW 22nd Park Seal (SW Washburn Avenue to SW College)
- SW 22nd Street Seal (SW Washburn Avenue to SW College)
- SW College Avenue sidewalk installation on west side.

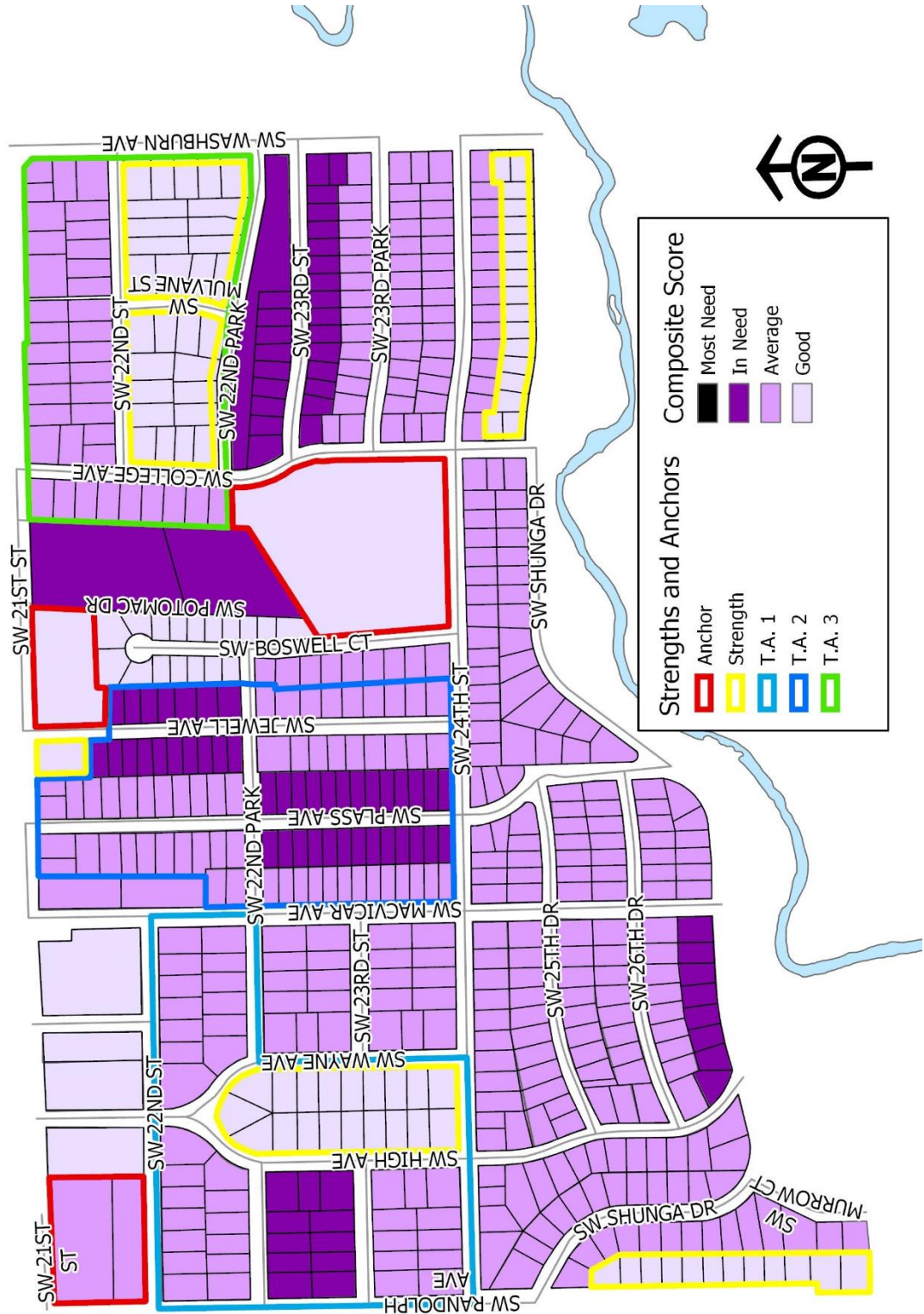
Housing improvement strategies should include a combination of the following:

- Interior and exterior rehabilitation of existing owner-occupied homes
- Exterior rehabilitation of some renter-occupied homes

Map 10 Target Area Selection



Map 11 Target Area Concept Map



Neighborhood-Wide Strategies

Improving livability within Valley Park will increase the desire for residents to stay in the community and promote greater levels of homeownership. To improve livability the Valley Park NIA, with continued help from the City of Topeka's Community Engagement Division, can develop asset maps and partnerships to support the following strategies:

- Creating a safe community;
- Support families and children;
- Foster broad community participation;
- Reducing the vacant and neglected properties;
- increased home ownership;
- Forge partnerships through collaboration (USD 501, KNI, Washburn University, and TARC).

The following sections look to build upon these goals by identifying actions, programs, and opportunities to address and improve livability within Valley Park.

Community Building and Initiatives

Community building is a key part of a neighborhood revitalization strategy because of its focus on making the neighborhood a stronger advocate for itself. Empowering the residents and institutions within a neighborhood with the notion that they can be the catalyst needed for change. These grassroots programs allow this knowledge to become organized so that action can be taken to address problems. By seeing the change they can accomplish within their own community, residents can become empowered in knowing that they can shape the future of their neighborhood.

Collaboration will be essential for success. For these programs to succeed, the residents and community partners must be fully engaged. Many groups have interest in maintaining and improving the community. While one person or group does not have the ability to achieve these improvements, a collaborative effort can make these programs more manageable.

Public Safety

Crime is a multifaceted issue. There is no single solution that will erase the occurrence or perception of crime within the community. Acting on the initiatives described below will go a long way towards making Valley Park safer for residents. The following programs and activities that neighborhoods can undertake can help to reverse the perception of crime within their neighborhood.

Community Policing

This vital program must be continued by the Topeka Police Department to combat crime in the neighborhood. The individual contacts made by police officers and relationships

made with the community are essential to the cooperation needed to ensure residents' safety. This program can be extended by actively reaching out and engaging member of the community by promoting safe habits.

Neighborhood Patrols

While the neighborhood does have a formal neighborhood watch program, neighbors are vigilant about crime and potential crime. Neighborhood programs such as "Stroll Patrol" should be considered for Valley Park. These patrols put people out walking the neighborhood and can act as a deterrent for criminals.

Crime Prevention Through Environmental Design (CPTED)

Safe Streets and the Topeka Police Department can help the neighborhood determine which property configurations will help reduce crime. There are ways to design properties to discourage criminal activity. For example, the "5 and 2" rule states that trees should be trimmed to at least five feet high and bushes should be trimmed so that they are no taller than two feet.

Using CPTED to Reinforce Ownership and Increase Safety

These methods follow four basic principles: access control, surveillance, territorial reinforcement, and maintenance.

Natural Surveillance	The design and placement of physical features in such a way to maximize visibility.
Access Control	This involves designing streets, sidewalks, building entrances, and neighborhood gateways to clearly indicate transitions from the public environment to the semi-private and private areas.
Surveillance	Design principle that maximizes the visibility of people, parking areas, vehicles, and site activities. Strategies involve the strategic placement of windows, doors, walkways, parking lots, and vehicular routes.
Territorial Reinforcement	Sidewalks, landscaping, and porches help distinguish between public and private areas. It uses physical attributes to express pride and ownership and limits large spaces that serve no specific purpose.

Maintenance	This addresses management and maintenance of space. Proper upkeep (mowing grass, trimming trees, landscaping, picking up trash, repairing broken windows and light fixtures, and painting over graffiti). It helps signal that a location or facility is well cared for and therefore would be inhospitable to a criminal and also signals that an owner, manager, or neighbor is watching out for the property and could spot illegal behavior.
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Neighborhood Clean Ups

The NIA should consider starting a neighborhood clean-up program and start an annual “trim-up” campaign. These clean-ups, led by the NIA, can be vital to avoiding or eliminating environmental code problems, as well as deterring crime by showing that residents care about the appearance of their neighborhood. Another program could be a “most improved” yard cleanup or a neighborhood landscape contest. The neighborhood should also encourage the multi-family developments, commercial development, and neighboring institutional partners to participate, to begin fostering these relationships. The neighborhood could also explore getting the youth to help with the clean-ups around Shunga Trail and Shunga Glen Park. These activities can connect youth with other segments of populations and build these relationships.

Youth

The youth will be continued for the continued revitalization of Valley Park. As these children grow up they will be forced to decide where they want to live, and they may be more inclined to stay in the neighborhood if they had positive experiences growing up. By providing a “kid friendly” environment, Valley Park may have the potential to attract and retain families in the short-term, leading to long-term community benefit and health.

Organizing

Successful organizations have the wherewithal to succeed. A neighborhood’s ability to complete competitive grant applications, run successful meeting open to all residents and complete projects in a timely manner demonstrates to decision makers and funding organizations that the neighborhood is serious about getting things done. Ideally, the neighborhood would function similar to a business.

Topeka Dreams	Support may be given to a variety of neighborhood designed and based public facility projects by the City of Topeka. NIAs that are currently receiving target area assistance may be eligible for this program. The final allocations of these project funds are made by the City Council.
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Education and Training	Neighborhood leaders should attend seminars and conferences that deal with community building, neighborhood revitalization, and other community issues. As an example, the City of Topeka hosts organizations like NeighborWorks Training Institute who participates in local trainings. It is recommended that the NIA and City explore ways to encourage neighborhood attendance.
Strength in Numbers	When opportunities present themselves for the neighborhood to appear before decision makers, the neighborhood must be able to demonstrate a unified voice with a larger number of people. An up-to-date phone tree or e-mail group can help rally supporters when needed.
Collaborate to Form Partnerships	Building community requires work by all sectors – local residents, community-based organizations, businesses, schools, religious institutions, and health and social service agencies. An atmosphere of trust, cooperation and respect is needed to fully form these partnerships. This will take time and committed work to develop these partnerships.
Marketing	Presenting Valley Park as a quiet and park like atmosphere could be a factor in bringing new families to the neighborhood. The Valley Park NIA should consider a public relations campaign that could attract new homeowners and private development.

Housing

Housing Rehabilitation

When City funds are used, priority investments into housing rehabilitation should be focused in the areas identified as target areas. Using these funds to address housing in a randomly dispersed pattern only dilutes the impact the funds have on the neighborhood and may not lead to any spin-off effect in the neighboring blocks. Where feasible, the following programs and recommendations can be used throughout the neighborhood.

Major Rehabilitation – This program is primarily intended for owner-occupied properties in need of interior and exterior repairs within the selected target areas. Eligible properties can receive up to \$30,000 for housing rehabilitation. With SORT rehabilitation funds, the property must meet established housing standards. Rehabilitation dollars can be spent on roofing, gutters, downspouts, windows, doors,

electrical service, plumbing, mechanical equipment, insulation, radon, and lead based paint issues. Households that are eligible for major rehabilitation must be at or below 80 percent of the identified median income.

Exterior Rehabilitation – This program is primarily intended for renter-occupied properties with low to moderate-income tenants within the selected target areas in need of significant exterior repair. Eligible properties can receive up to \$15,000 and must retain tenants who are at or below 80 percent of the identified median income. Rehabilitation dollars can be spent on exterior repairs, such as roofing, guttering, siding, windows, doors, and HVAC.

Neighbor to Neighbor

The “broken windows” theory explains that little things such as a broken window or an unkempt porch at one property can leech out to other properties as people begin to feel that no one cares about what is going on. The problem will continue to grow block-by-block, and street-by-street until it “tips” and the whole neighborhood is suffering from decline. This “tipping point” can be avoided if attention is paid to the details.

Alternatively, neighbors who see properties being properly maintained may take additional steps to make cosmetic improvement to their own property, increasing the appearance of a block. “Neighbor to Neighbor” programs can help to address smaller housing maintenance issues – painting, porches, gutters, etc. – that prolong the life of the existing housing stock and prevent the “broken window” cycle. These simpler, yet critical, home improvement needs can easily be met by a dedicated group of volunteers. It is recommended that the NIA sponsor and organize volunteer rehab “parties” each year that will assist 2-3 homes within the neighborhood. Outside organizations such as Habitat for Humanity could also partner in this effort.

Technical Assistance/Rehab Manual

In addition to “Neighbor to Neighbor” programs, a technical assistance/rehab manual could be a useful tool that helps new or inexperienced homeowners navigate smaller home repairs. For example, small projects like weather stripping, glazing, and insulation around window frames are all do-it-yourself jobs that homeowners may be unsure how to do. NIA sponsored home rehabilitation classes, could allow interested community members to come and learn home maintenance basics from members of their own community who are well versed in home repair/upkeep.

City Sponsored Programs

TOTO-II – The City of Topeka in cooperation with Housing and Credit Counseling, Inc. (HCCI) and participating lenders offer the program to new homeowners. Assistance is provided as a 2nd mortgage, deferred loan subsidizing the purchase and rehab costs of a home for families at or below 80% of median income. Other rehabilitation incentives offered to income eligible homeowners by the City’s Housing Department include

forgivable loans for major rehabilitation, emergency repair, and accessibility modifications. Lending institutions participate by managing the maintenance escrow.

Emergency Repairs

Emergency home repair assistance includes primarily repairs that are of an immediate health or safety nature and can be provided for owner-occupants throughout the neighborhood, whose incomes are at or below 60% of the median. This assistance is intended for higher cost, major emergency repairs. Minor maintenance and repairs remain the primary responsibility of the homeowner.

Accessibility Modifications

This assistance is available to persons with disabilities throughout the City with incomes at or below 80% of median, whether they are owner-occupants or tenants. This assistance is intended to provide access into and out of the home. The priority is to build exterior ramps, widen doorways, and provide thresh-holds.

Other Potential Housing Programs

There are housing programs in other communities that may be worth exploring for Topeka.

- [Dollar Homes](#) is a HUD initiative that allows low-income individuals the opportunity to purchase qualified HUD-owned homes.
- \$1 home program in Kansas City, Missouri.
- [Good Neighborhood Next Door](#) is a HUD program that offers home purchase discounts to qualified law enforcement, teachers, firefighters and emergency medical technicians.
- [Tenants to Homeowners](#) – TTH is a multi-faceted approach to helping individuals become homeowners.

Lot Expansion

If the City demolishes unoccupied and substandard lots, the vacant land should be offered to adjoining property owners. Considering much of Valley Park is located within the 100 year floodplain, lot expansion would reduce the amount of impervious surfaces found in the neighborhood.

Non-Profits

Non-profit agencies such as cornerstone of Topeka, Inc., operate a lease purchase program for households who demonstrate an interest and ability in becoming future homeowners. Low to moderate-income families are placed in rehabilitated single-family units and gain necessary credit-worthiness in a couple of years to eventually become homeowners. The Valley Park NIA has already obtained a 501(c)3 organization status.

Non-profits like Lawrence's Tenants to Homeowners, can help to provide emergency and long-term housing for low to moderate-income residents.

Institutional Partners

Valley Park features several prominent institutions within and surrounding the neighborhood. Strategies to partner with these institutions from the benefit of improving the housing stock in the neighborhood include.

- Churches in the neighborhood could discuss the importance of home maintenance at weekly church services. This type of peer encouragement could convince people to improve or keep up their properties. Individuals who have a better understanding of property maintenance could teach others in the neighborhood the skills needed to better maintain their property.
- Schools and church organizations across the city often require their students or members to complete a set number of community service hours. The neighborhood could reach out to these organizations to help elderly or disabled residents repair their homes.

Accessory Dwelling Units

Accessory dwelling units, also known as garlows or granny flats, originated in the early 20th Century. Some were living quarters for family waiting for the main house to be built. Many were used as apartment units for family members or used to provide additional income by renting them out. The additional income potential could make properties more affordable for potential homeowners in Valley Park that could use that income to help pay a mortgage or property maintenance. Additionally, the creation of more units on a property can allow for families to stay in Valley Park as they grow or need to accommodate elderly family members.

Although an accepted practice in years past, accessory dwelling units are not allowed under today's zoning code in Topeka. Just as accessory dwelling units provided a benefit to homeowners in years past they should be allowed to do the same today. This plan recommends the City consider including a provision for accessory dwelling units in a future code update.

Neighborhood Character

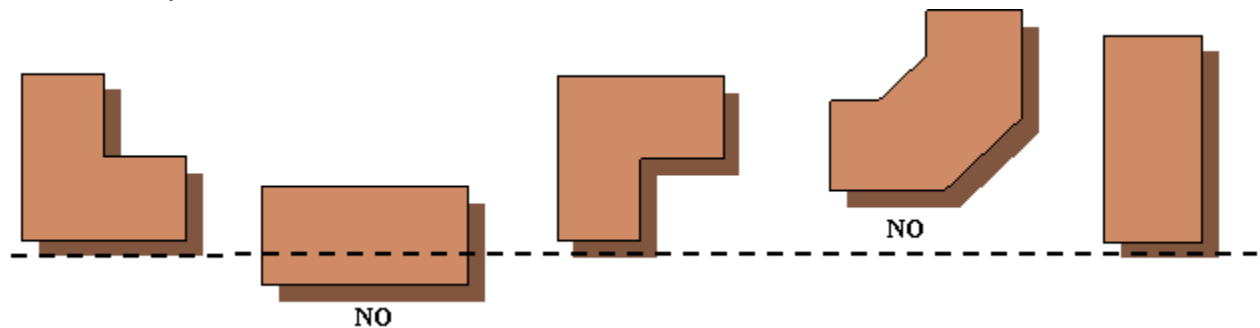
Housing Infill

New housing can create a positive impact within its given block. With this in mind, Valley Park features very few vacant lots, but infill housing should not be overlooked, and new infill guidelines will ensure new housing is complimentary in size, form, scale, and design. The goal is to make these new homes blend seamlessly into their environs. New houses should not clash or overwhelm the neighborhood, which can take away from an area's unique identity. Incompatible infill housing will undermine the

effectiveness of the revitalization strategy, making it more important to integrate new building into the neighborhood.

Massing and Form

Massing generally refers to how a given amount of space is reflected in a building's design. For example, the space could be a rectangular box with no front porch and a flat roof, or two small boxes of uneven length with a covered front porch and a front gable roof. The form determines how the building is positioned on a lot. This is typically dictated by lot design and setbacks from property lines. While specific massing requirements are not outlined in the Plan, new infill homes should continue to meet setback requirements.



Image

Image and perception of a neighborhood can be crucial for success. As people travel along the edges and throughout the neighborhood, they make judgements in regard to the whole neighborhood based upon what they see and the impression they get. The quality of the visual environment is vital to reinforce a positive image of the area, and send a message that Valley Park is a quiet and welcoming neighborhood with a strong identity.

Code Enforcement

Enforcement of housing, zoning, and environmental codes in an ongoing city-wide program that is used to assure a minimum level of maintenance and compatible uses of properties occur. Code enforcement, when combined with programs that encourage routine property maintenance, can be an effective tool to bring homes up to a minimum standard. The City of Topeka has a [Property Maintenance Division webpage](#), which has standards, contact information and quick reference guides.

Tree Trimming

Overgrowth of trees and lawn vegetation contribute to an untidy appearance that detracts from the value of housing, blocks light, and can prevent grass from growing in certain areas. If nothing else, trimming back trees and vegetation would make a difference, on some properties, for curb appeal and safety.

Anti-Blight Activities and Nuisance Prevention

Two programs to address blight and nuisance are:

- The low to moderate income (LMI) area neighborhood clean-up dumpster program.
- The Kansas Department of Corrections public infrastructure clean-up program in which crews will clean right-of-ways, curbs and gutters, sidewalks, tree trimming, brush, and weeds and grass in LMI areas.

Marketing the Neighborhood

The keys to successfully marketing a neighborhood's assets rely on getting the word out about these assets or potential assets so the neighborhood can show them off. Valley Park should focus on increasing homeownership to help improve the long-term stability of the neighborhood. The following strategies can help accomplish this through:

Community Events	Utilizing amenities like Stout Elementary, McDonald Field and Big Shunga Park the Valley Park NIA can host community building events. These events could be barbecues, community building exercises, and neighborhood forums. These events will allow the community to show off its pride in fun and engaging ways while allowing the NIA to gain new membership, inform the community, and collect feedback.
Resident Recognition & Appreciation	There should be an outreach committee formed by the NIA to welcome new residents (homeowners and renters) and get them involved early. Not only will this increase engagement in various community activities, but it will also increase the sense of pride and ownership within the community. Buy in from renters within the community may make them feel like they are more permanent to the neighborhood and encourage up keep and keep the residents invested.
Block Captains	The NIA should identify "Block Captains" to serve as a point of contact for NIA information and community activities. Each captain could be in charge of a few blocks. This organizational pattern could take the pressure off of formal NIA leadership by allowing other members to take ownership and contribute to the neighborhood.

Welcome New Neighbors	A good way to welcome new residents to Valley Park is to develop a welcoming committee. This could consist of Block Captains, NIA leadership, or a group of volunteers. By talking with new members of the community, it will serve multiple functions: getting to know your new neighbors and their families, help them learn more about Valley Park, and promotes getting involved in neighborhood activities. One of the benefits to this kind of welcome is that it is casual and informal.
Home Tours	Proud homeowners throughout the neighborhood can open their homes for scheduled home tours. This will highlight the variety of architectural styles found in Valley Park and inspire others to pursue rehabilitation projects in the neighborhood.

SW 21st Street & SW Washburn Avenue

SW 21st street is a major gateway into Valley Park. This edge consists of commercial, office, institutional, multi-family, and single-family uses. While this area is generally in good condition, rehabilitation of the commercial uses could attract new businesses into the shopping center and could potentially act as locations for “start-up” or “mom and pop” businesses.

SW Washburn Avenue is also an edge for the neighborhood, but presents a different image of the neighborhood. SW Washburn Avenue consists of only single-family residential uses and is more reflective of the uses within the neighborhood. These properties need to continue to provide a positive impression of the neighborhood and welcome new and prospective residents to the community.

Neighborhood Banners and Flags

In addition to signage, banners and flags could be incorporated to promote the neighborhood throughout the corridors in the neighborhood (SW Randolph Avenue, SW 24th Street, SW Macvicar Avenue, SW Boswell Court, SW College Avenue, and SW Shunga Drive). Where possible banners should be placed on light poles, given permission is obtained from the owner of the pole before a banner can be placed. Banners should be prioritized near intersections or evenly distributed along the roadway.

Circulation and Infrastructure

Streets

Map #12 shows pavement conditions throughout Valley Park. Based on these conditions and other factors, City of Topeka engineering staff have recommended patching, mill and overlay, and reconstruction for several streets within the neighborhood. Streets that run through or adjacent to the target areas should receive priority, with any additional funds spilling over to the areas of highest need. There are a significant number of road segments that fall in the 100 year floodplain or floodway. Where possible, these areas should focus bringing the pavement up to a fair or greater rating.

Reconstruction/Repaving

SW Macvicar Avenue - This north/south running street was identified in the Valley Park SORT Application as a potential project. This segment of road consists of poor and fair pavement conditions, but this does not account for the several full depth patches that area also needed on SW Macvicar.

SW Wayne Avenue – This north/south running street was identified for reconstruction by city engineers. Generally, this segment consists of poor pavement and is recommended for complete reconstruction.

SW 24th Street – From SW Wayne Avenue to SW Washburn Avenue, the pavement conditions vary between fair to very poor. While reconstruction of this full segment is not financially feasible, specific sections, like the one between SW Boswell Court and SW College Avenue should be prioritized for reconstruction.

SW Plass Avenue – This north/south segment from SW 21st Street to SW 22nd Park needs multiple full depth patches and has a pavement score of poor.

Mill and Overlay and Sealing

Utilizing the ratings found on map number 12, any segment of roadway that scored as poor or very poor is a candidate for either a mill and overlay or sealing. The decision to utilize and mill and overlay as opposed to sealing the surface will likely be determined by the pavements material (i.e. asphalt, concrete).

Patching

Patching can be utilized to return a larger segment of pavement to a fair condition, while treating a much smaller area of pavement. Patching should be considered as a cost saving measure that if funds need to be stretched address other infrastructure needs.

Valley Park Neighborhood Plan



Multi-modal Transportation

Planning for People Not Cars

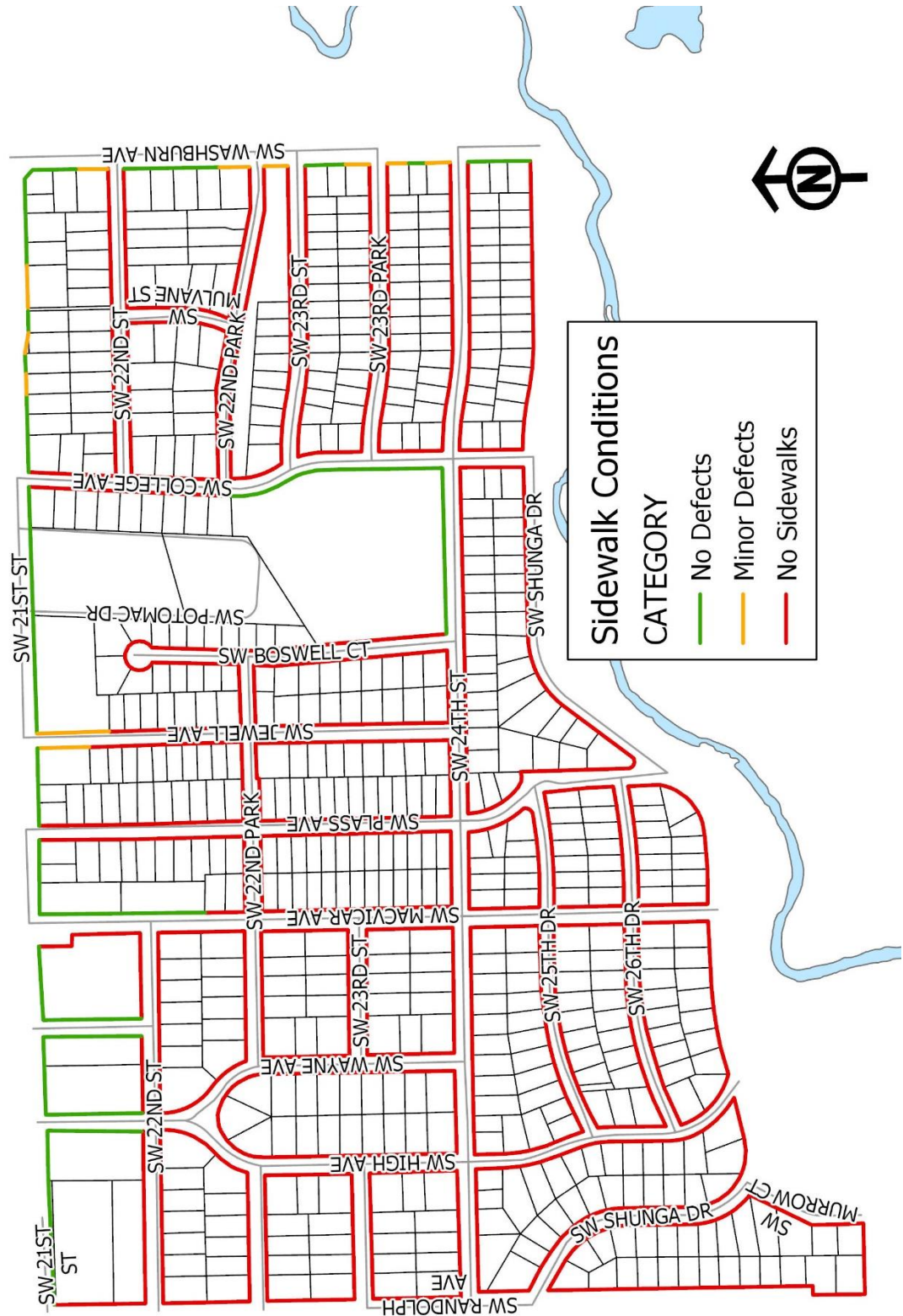
Looking at Valley Park from a public health standpoint, it is important to ensure that planning for pedestrian improvements occurs alongside planning for vehicle infrastructure. It is likely that not everyone within Valley Park has access to a vehicle, or they choose to use alternative modes of transportation. This leads to residents relying on walking, biking, or other forms of public transportation. The following section includes infrastructure recommendations to create a walkable, bikeable neighborhood that promotes the goals of the Topeka Bikeways Master Plan and Topeka Pedestrian Plan.

Sidewalks

Improving sidewalks is crucial for any neighborhood. Complete sidewalk infrastructure is something people take for granted, but is essential for neighborhood connectivity, safety, and a necessity to improve access for those without cars.

Besides the periphery of the neighborhood, much of Valley Park lacks sidewalks. Sidewalk infrastructure should focus on new infill of sidewalk that help provide access to Stout elementary, the commercial node, Shunga Trail, and the existing sidewalks along SW 21st Street and SW Washburn Avenue.

Map 13 Sidewalk Conditions



Bike and Bus Routes

Map #14 shows current and future bike routes as well as current bus routes through the Valley Park Neighborhood.

The City completed its Bikeways Master Plan in 2012 and was selected to be part of KDOT's Transportation Alternatives (TA) Program for Phases I and II of the implementation. City-wide, Phase I was granted \$1,400,000 and Phase II was granted \$223,075.

Bike Route 2: Randolph Bikeway

Major north-south route, using shared lanes on Randolph Street, and including a path connection on the edge of the KNI campus to the Shunga Trail. Continues south along existing trail spur to 29th Street, with a crossing at that point.

Bike Route 21: College Bikeway

North-south central city route, using on-street routes including College Avenue, internal streets through Washburn University, and College Avenue to the trail.

Shunga Trail

Topeka's premier trail, with end points at Rice Road to the east and Arrowhead Road to the west. The trail features a 10 foot wide shared use path to accommodate, walkers, runners, and bikers.

Bus Route 7: Washburn Avenue

This route connects the Quincy Street Station to Walmart South and TARC. This route begins along 8th Avenue then turns south onto Washburn Avenue before transitioning to Topeka Boulevard (south) via SW 29th Street.

Route 7 Bus Stops in Valley Park

Outbound:

Washburn at 21st
Washburn at 24th

Inbound:

Washburn at 21st
Washburn at 24th

Bus Route 21: 21st Street

This route connects the Quincy Street Station to the West Ridge Mall. This route begins heading south on Monroe Street before taking SW 17th Street to Kansas Avenue, where the route runs east-west.

Route 21 Bus Stops in Valley Park

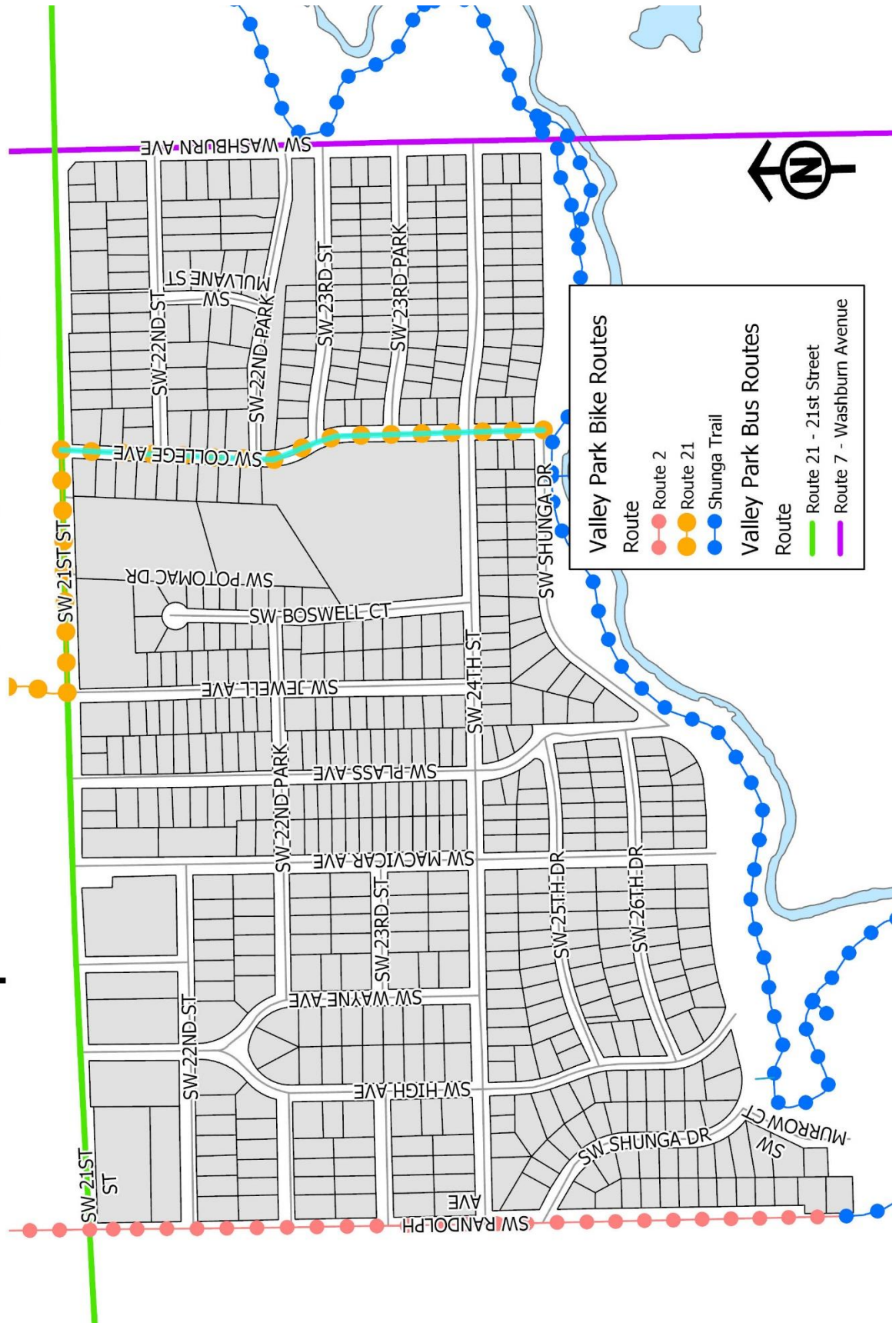
Outbound:

21st at Washburn (WB)
21st at Potomac (WB)
21st at Macvicar (WB)
21st at High (WB)
21st at Randolph (WB)

Inbound:

21st at Randolph (EB)
21st at High (EB)
21st at Macvicar (EB)
21st at Potomac (EB)
21st at Washburn (EB)

Map 14 Bus and Bike Routes



Parks and Open Space

Shunga Trail

Owned and maintained by Shawnee County, the Shunga Trail, a 7.63 mile long bicycle and pedestrian-friendly path, runs the entirety of Valley Park. Though bikes, skateboards, and rollerblades are welcome, walkers have the right-of way on the trail.

The trail begins at the southwest of the neighborhood near McDonald Field and SW Shunga Drive. The trail follows the southern boundary of the neighborhood and features playground equipment, benches, and provides access to the Knollwood Neighborhood and Quinton Heights Steele Neighborhood.



Adopt-A-Park

Adopt-a-park programs are a good way neighborhoods, schools, local groups, churches, businesses, etc. can assist local governments with the ongoing maintenance of park facilities. The local government gets the benefit of volunteer labor and the sponsoring group gets the benefit of “ownership” and publicity of sponsoring a community resource. The neighborhood should work with the Shawnee County Parks and Recreation Department and other neighborhood groups to potentially adopt segments of the Shunga Trail and adjacent park space.

Community Gardens

Community gardens provide an opportunity not only to utilize vacant parcels, but increases access to locally grown healthy foods. These gardens are allowed on privately owned vacant land and can help foster community spirit. The neighborhood can work with Topeka Common Ground, an all-volunteer organization that coordinates community garden resources, to assess the feasibility of a community garden in Valley Park.

CHAPTER 6

Implementation

Implementation

After completing the planning process, action and implementation are essential. Subsequent to identifying goals and target areas, the next logical step is taking action to achieve those goals. The implementation section of a plan identifies specific steps to be taken and by whom, and place a timeline on completing these steps. This allows for progress of the community's vision to be tracked and evaluated. This section should be used by all stakeholders to guide their decision-making in implementing the priorities of the Plan.

Key Action Priorities

Meeting with the Valley Park NIA and Steering Committee identified actions for implementing specific strategies. Throughout the planning process, the Steering Committee selected projects for implementation.

SORT Infrastructure Projects:

Valley Park infrastructure projects were focused primarily on improving pavement conditions within the neighborhood. Projects were prioritized based upon the location within the primary, secondary, and tertiary target areas. Ten of the thirteen projects outlined in the tables below are located within the target areas with the remaining three target areas focused on improvements around Stout Elementary.

Housing:

HUD funds will allow residents to apply for and receive funds to rehabilitate single family housing within the neighborhood. City of Topeka staff will begin to reach out to properties within the three identified target areas, with funds being allocated by target area prioritization. If housing rehabilitation funds are not fully utilized SORT funds could be utilized towards a new-build project coordinated by Cornerstone or Habitat for Humanity.

Non-SORT Potential Projects:

These projects are not included in the SORT funding, but should be pursued through other City programs or sources to continue improving the livability of the neighborhood.

Sidewalks – As noted much of the neighborhood lacks sidewalk infrastructure and widespread installation of sidewalks was not prioritized by the SORT Planning Committee. As additional funding sources become available, sidewalk infrastructure should be considered by NIA leadership to enhance pedestrian movement throughout the neighborhood.

Curb and Gutter – There were segments of curb and gutter found in the neighborhood that are cracked and in need of repair or replacement. These segments plus the older

style of curb and gutter found within the neighborhood can be replaced to improve the aesthetic of the neighborhood and ensure Stormwater is draining as intended.

Stormwater Inlets – Some of the Stormwater inlets in the neighborhood are considered type II, which are prone to build up of debris, limiting the free flow of water into the stormwater system. While these improvements may not prevent flooding at these inlets during major flood events, it can help ensure smaller rain events are handled appropriately and enhance the appearance of the neighborhood.

Tables:

The tables below show the estimated cost and timing of infrastructure projects for the proposed target areas, as well as other infrastructure recommendations of the plan. By combining several major actions within a concentrated area of a neighborhood, SORT dollars have a larger impact. It is intended that all three target areas will be worked on throughout the stages of implementation, with some remaining projects outside of the target areas receiving funding.

Important Note: The priorities and cost estimates for infrastructure and housing rehabilitation projects in the neighborhood are provided for informational purposes only and should not be relied upon for future costs or as actual bids for future projects. Increases in material costs, overhead, labor, and project design can change greatly in a short period of time. Funding is subject to availability as provided by Federal grants and the governing body, and allocations change annually. The housing funds in the following tables represent subsidies from the City Consolidated Plan funding (CDBG/HOME) and are intended to leverage private dollars. Costs for infrastructure reflect City of Topeka capital costs from sources typically found within the City's Capital Improvement Program (CIP), unless otherwise indicated.

Table 8 SORT Infrastructure Projects						
Project #	Street	From	To	Improvement	Cost + Contingency	Target Area
1	24th	SW Randolph	SW High	Mill and Overlay	\$ 26,042	West
2	Wayne	22nd St	24th St	New Roadway	\$ 361,931	West
3	Macvicar	22nd St	24th	New Roadway	\$ 412,467	West & Central
4	24th	SW Jewell	SW Macvicar	Bad Pavement Conditions	\$ 311,458	West & Central
6	22nd Park	SW MacVicar	SW Plass	Seal &	\$ 5,642	Central
6	22nd Park	SW MacVicar	SW Plass	Full Depth Patch	\$ 62,500	Central
7	Plass	21st	22nd Park	Mill & Overlay	\$ 38,594	Central
7	Plass	21st	22nd Park	Full Depth Patch	\$ 62,500	Central
8	Jewell	21st	22nd Park	Mill & Overlay	\$ 36,000	Cenral
9	22nd Park	SW Washburn	SW College	Seal (Microsurfacing)	\$ 19,097	East
10	22nd St	SW Washburn	SW College	Seal (Microsurfacing)	\$ 19,097	East
11	College	22nd Park	21st St	Sidewalk West	\$ 35,000	East
18	College	Shunga	24th St	Sidewalk West	\$ 11,000	N/A
19	Shunga and College			Pedestrian Table	\$ 20,000	N/A
15	24th	Boswell	College	Bad Pavement Conditions	\$ 277,917	N/A
				Project Total	\$ 1,699,244	

Map 15 Infrastructure Projects

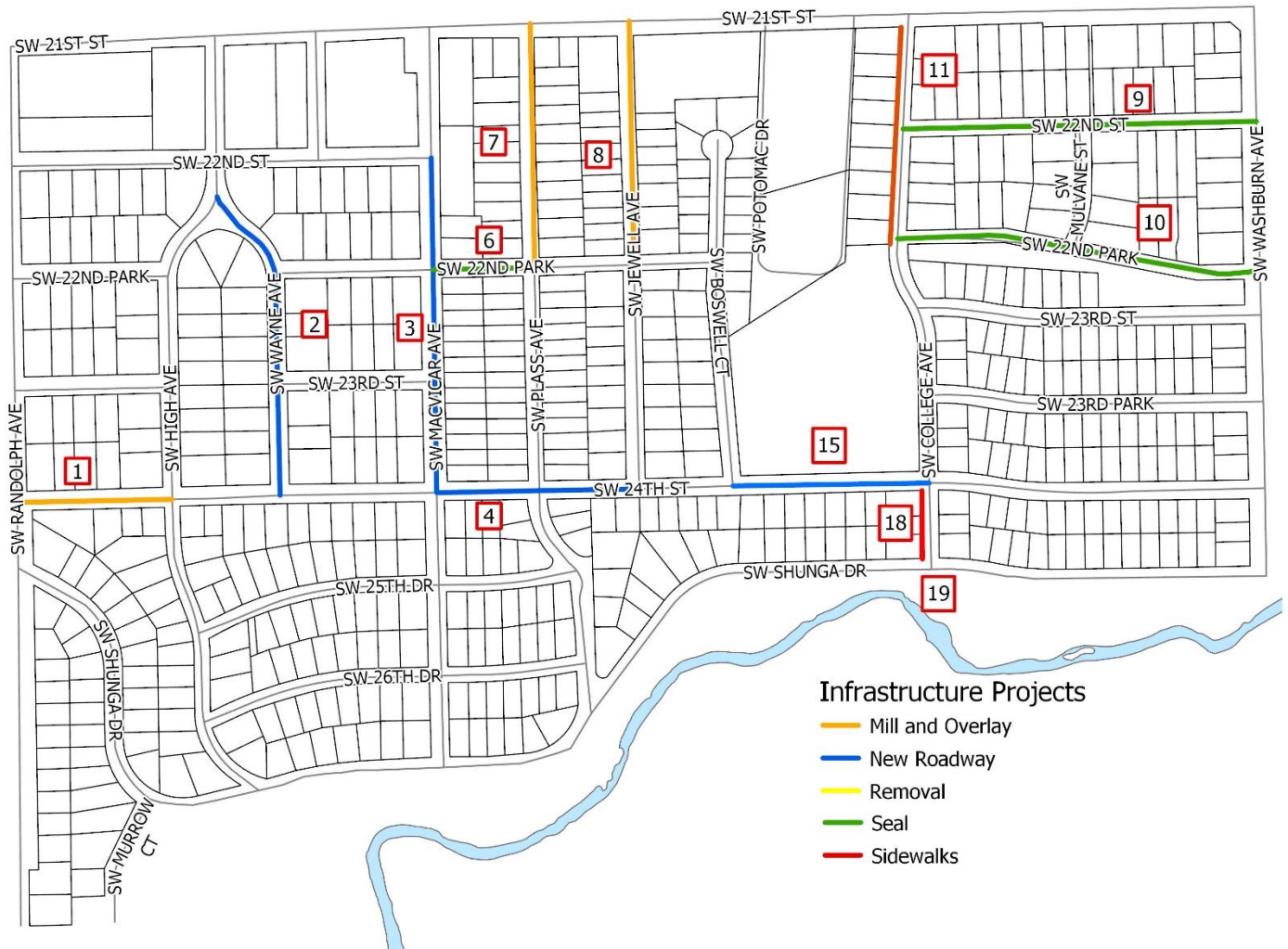
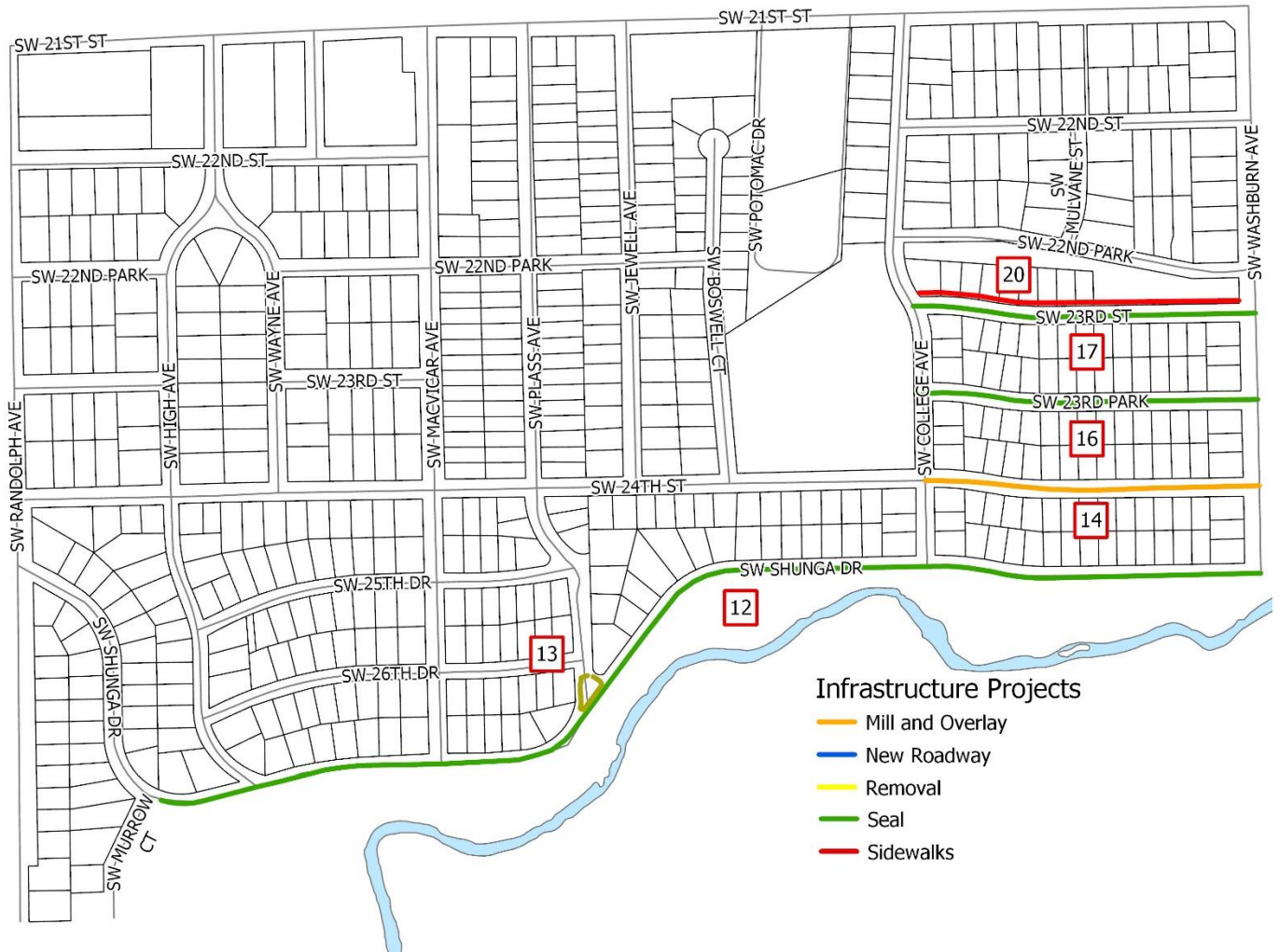


Table 9 Unfunded Neighborhoodwide Projects						
Project #	Street	From	To	Improvement	Cost + Contingency	Target Area
12	Shunga Dr	Shunga Dr	SW High	Seal (Microsurfacing)	\$ 6,250	N/A
12	Shunga Dr	SW High	SW MacVicar	Seal (Microsurfacing)	\$ 10,434	N/A
12	Shunga Dr	SW MacVicar	SW Plass	Seal (Microsurfacing)	\$ 9,340	N/A
12	Shunga Dr	SW Plass	SW College	Seal (Microsurfacing)	\$ 27,083	N/A
12	Shunga Dr	SW Plass	SW College	Potential Full Depth Patch	\$ 50,000	N/A
12	Shunga Dr	SW College	SW Washburn	Seal (Microsurfacing)	\$ 22,500	N/A
13	Shunga Dr	Pork Chop Island @SW Plass		Removal	\$ 12,083	N/A
13	Shunga Dr	Pork Chop Island @SW Plass		Needed Street treatment	\$ 12,083	N/A
14	24th	SW Washburn	SW College	Mill and Overlay	\$ 64,063	N/A
16	23rd park	SW Washburn	SW College	Seal and	\$ 17,188	N/A
16				Roadway Damage	\$ 50,000	N/A
17	23rd St	SW Washburn	SW College	Seal (Microsurfacing)	\$ 17,708	N/A
20	23rd St	Washburn	College	Sidewalk South	\$ 51,750	N/A
21	Inlet Replacement throughout Neighborhood				\$ 200,000	N/A
22	Curb and Gutter Replacement throughout Neighborhood				\$ 100,000	N/A
23	Sidewalk Installation throughout Neighborhood				500,000	N/A
				Project Costs	\$ 1,150,483	

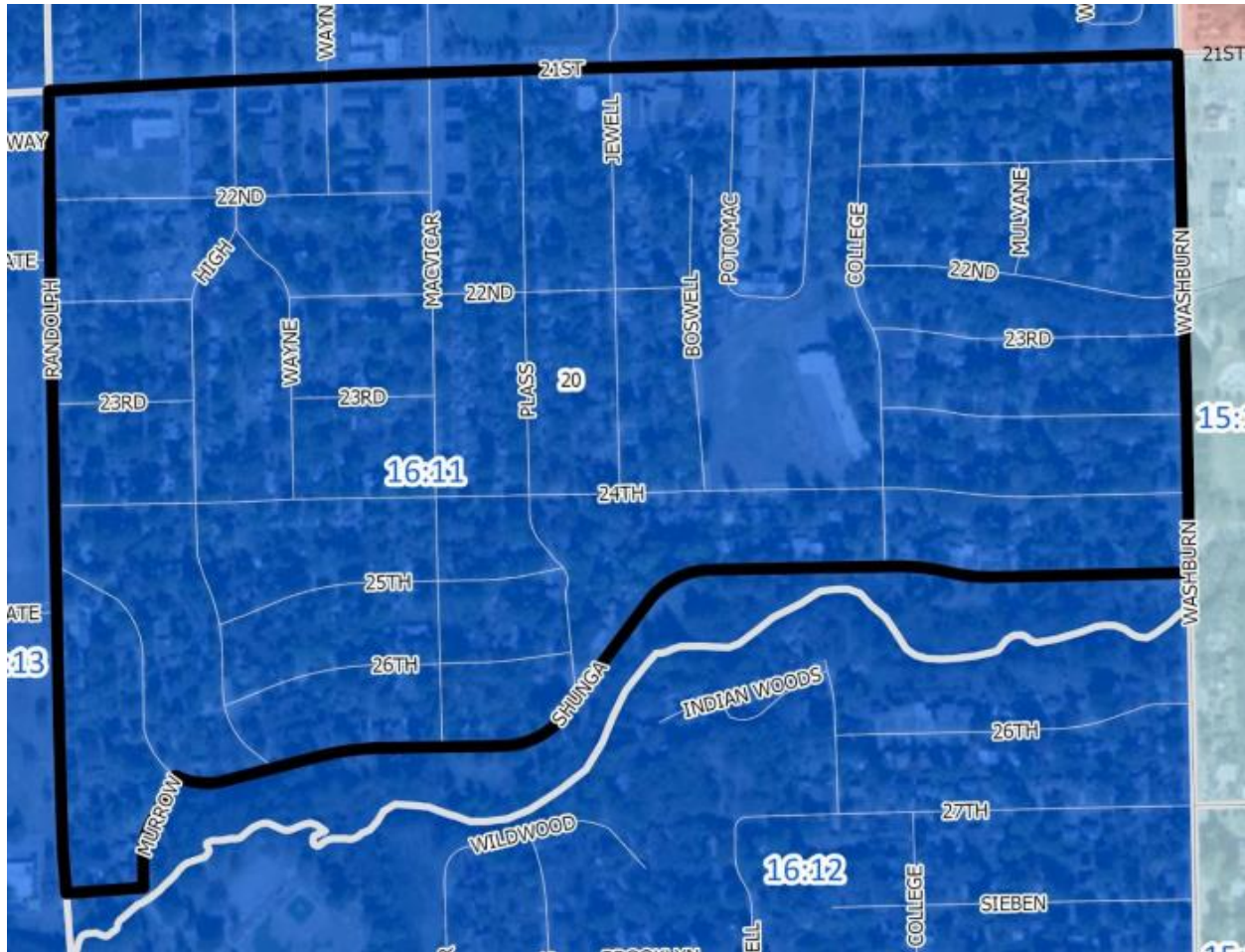
Map 16 Unfunded Neighborhood Wide Projects



CHAPTER 7

Appendix

Appendix A: Neighborhood Health Data



VALLEY PARK

Vital Signs	Block Group (Pop. 2019)	2000	2003	2007	2011	2014	2017	2020
1) % Persons Below Poverty	16:11 (1,613)	7%	13%	13%	20%	29%	13%	8%
2) Public Safety (Part 1 Crimes per 100 People)	16:11	(At Risk)	10	10	12	8	10	8
3) Average Residential Property Values	16:11	\$55,430	\$61,060	\$79,620	\$81,705	\$79,032	\$78,501	\$80,689
4) Single Family Home Ownership	16:11	64%	75%	70%	64%	60%	56%	54%
5) Boarded Houses/Unsafe Structures	16:11	0	0	0	0	0	0.49	0.34
6) Neighborhood Health Composite (Rating)	16:11	3.2	3.6	3.6	3.2	3.2	3.2	3.4

- 1) Block Groups identified in Table 1 above represent 2000 & 2010 Census boundaries. Multiple Census Block Group data from the **2000 Neighborhood Health Map** (1990 Block Groups) are averaged in the Table to maintain simplicity. Refer to the Appendix of the Neighborhood Element for a complete breakdown of Block Groups by NIA.
- 2) Vital Signs are recorded by Census Block Group and do not necessarily conform to recognized neighborhood boundaries.

Appendix B: Kickoff Meeting Summary

During the March 2021 Valley Park Kickoff Meeting three guiding questions were asked:

- What is one thing you would fix or change about Valley Park?
- What is one thing you want to preserve about Valley Park?
- Where do you see the neighborhood in 15 years?

The following section will outline the answers provided by residents at the Kickoff meeting.

What is one thing you want to preserve about Valley Park? (Strength)

- Like the atmosphere of the neighborhood; peaceful
- Large Trees
- Neighborhood Public School (Stout Elementary)
- Architecture - Classic Mid Century Modern
- Style is appealing – preserve the exterior of homes (two people mentioned)
- Material used in housing – interior floor plans – details
- Character of housing
- Shunga Trail
- Residential Feel
- Low Crime
- Family Friendly

What is one thing you would fix or change about Valley Park? (Weaknesses)

- Public nuisances within existing housing
- Code compliance issues; need greater enforcement
- Excess vehicles parked in yards
- Need for property maintenance
- Storm water collects when it rains
- Home maintenance
- Storm drainage along SW 22nd Park; Landscaping needs; who maintains?
- Interest in NRP
- Plass and Shunga Intersection
- Signage issues; intersection control is needed
- Lack of trail access
- Curb and gutters do not allow for drainage

How do you see Valley Park in 15 years? (Opportunity)

- Get groups together to lift up the neighborhood – painting homes – homes numbered
- Build NIA capacity for internal programs
- Continued work with Citizens Advisory Council for clean-up in all NIA neighborhoods
- Neighbors helping neighbors
- Working with CAC Housing Committee – AHRC
- Shunga drive become safer - speed limits
- 3-D Speed bumps

Appendix C: Housing and Infrastructure Surveys

Criteria used to evaluate **housing** structural defects

Minor Defects – deficiencies correct during the course of regular maintenance.

- Missing shrubbery or bare spots on lawn, trash and garbage accumulation.
- Deteriorated or lacking window screens.
- Weathered paint, minor painting needed.
- Wear on or light damage to steps, window and door sills, frames and porches.
- Weathering of mortar and small amounts of loose, missing material between bricks.
- Cracked window panes, loose putty.
- Handrails deteriorated or missing.
- Missing splash blocks at foot of down spouts.
- Lacking porch lights.

Intermediate Defects – deficiencies serious enough to require more extensive repair than required by regular maintenance.

- Gutters or drain spouts rotten or parts missing.
- Sagging, cracked, rotted or missing roofing, overhang or lattice work.
- Foundation or bearing walls cracked or sagging or with loose, missing material.
- Erosion of landscape due to improper drainage, abandoned vehicle, cracked or uneven sidewalks.
- Deteriorated fencing with loose or missing material.
- Rotted, cracked or sagging porches, columns, door frames and stairways.
- Cracked or missing material from chimney.
- Broken or missing window panes and/or rotted window sills.
- Peeling or cracked paint, complete paint job needed.
- Damaged or missing air vents in foundation.

Major Defects – condition of structural components which can be corrected only by major repairs.

- Holes, open cracks, rotted or missing material in foundations, walls, roofing, porches, columns, etc.
- Sagging or leaning of any portion of house indicating insufficient load bearing capacity: foundation, walls, porches, chimneys.

- Defective conditions caused by storms, fires, floods or land settlements.
- Inadequate or poor quality material used in permanent construction.
- Inadequate conversion for use involved.
- Major deteriorated or dilapidated out building or garage.
- Evidence of a lack of, or inadequate indoor plumbing such as no roof vents.

Category	Definition		
Building/Properties	Minor Defects	Intermediate Defects	Major Defects
Sound (3 points)	<5	1	0
Fair (2 points)	0	2	0
	1	2	0
	2	2	0
Deteriorating (1 point)	Any	Any	<5
	3	2	0
	Any	3	0
	Any	>2	0
Dilapidated (0 points)	Any	Any	5+

BLOCKS

SOUND

Average 3.0 – 2.71 points per block

MINOR DETERIORATION

Average 2.7 – 2.41 points per block

INTERMEDIATE DETERIORATION

Average 2.4 – 2.01 points per block

SIGNIFICANT DETERIORATION

Average less than 2.0 points per block

Criteria used to evaluate **infrastructure** defects

SIDEWALKS:

3= No defects sidewalk

2= Minor defects- partially overgrown with weeds and grass or broken, cracked (< 25% disrepair/substandard)

1= Intermediate defects- Completely missing segments within that block area, broken and cracked segments, completely overgrown with weeds and grass (> 25% disrepair)

0= Major defects- No sidewalks

CURBS AND GUTTERS:

3= No defects in curbs and gutters

2= Minor defects- Covered up by weeds (< 25 % disrepair/substandard); not draining (standing debris)

1= Intermediate defects- Broken, cracked, missing segments of curbing (> 25 % disrepair)

0= Major defects- None existent; drainage ditches

STREETS:

3= No defects- concrete or asphalt, even, draining

2= Minor defects- uneven concrete/asphalt and/or significant pot holes, cracks, broken pavement (<25% disrepair/substandard)

1= Intermediate defects- uneven concrete/asphalt and/or significant pot holes, cracks, broken pavement (> 25% disrepair/substandard)

0= Major- gravel or dirt; road incomplete or dead-ends; street one-lane and does not allow cars to pass; or any combination of these.

BLOCK AVERAGES

No defects- 2.71 - 3

Minor repairs/maintenance issues- 2.41 – 2.70

Intermediate repairs- 2.00 – 2.40

Major repairs/total construction or replacement- < 2.00

Appendix D: Flood Resources

1. FEMA [National Flood Hazard Layer | FEMA.gov](#)

Allows you to view the most up to date floodplain layers as well as any proposed changes to the floodplain.

2. FEMA Flood Insurance Advocate [Flood Insurance Advocate | FEMA.gov](#)

The Office of the Flood Insurance Advocate (OFIA) advocates for the fair treatment of policyholders and property owners by:

- *Providing education and guidance on all aspects of the National Flood Insurance Program (NFIP)*
- *Identifying trends affecting the public*
- *Making recommendations for NFIP improvements to FEMA leadership*

3. National Flood Insurance Program [FloodSmart | The National Flood Insurance Program](#)

Provides a one stop shop buying renewing and understanding flood insurance and a tool to find a flood insurance provider. [FloodSmart | Flood Insurance Provider View](#)

4. National Flood Insurance Program [FloodSmart | What Are The Types of Flood Insurance?](#)

Describes the types of flood insurance policies and provides a list of insurance providers the NFIP has partnered with by State. Kansas currently has 22 listed providers with phone numbers provided below.

Find a flood insurance provider

Take the first step to protect the life you've built. Use the tool below to find participating insurance providers in your state or territory.

Select State/Territory

Kansas - KS



Items per page

10



Showing 1 - 10 of 22

Name	Phone Number
Allstate Insurance Company	(800) 527-2634
American Family Mutual Ins. Co	(800) 692-6326
American Nat. Prop. & Casualty	(417) 887-4990
American Strategic Ins. Corp.	(866) 274-8765
Assurant, DbA: Ame. Bankers	(800) 423-4403
Auto Owners Insurance Co.	(517) 323-1200
Farmers Insurance Group	(866) 865-2965
Hartford Fire Insurance Co.	(860) 547-7440
Hartford Underwriters Ins. Co.	(800) 296-7542
Liberty Mutual Fire Ins. Co.	(800) 290-8711

1 2 3 » Last »

Name	Phone Number
Metropolitan Prop. & Cas. Ins.	(877) 638-0022
National General Insurance Co	(800) 462-2123
NFIP Direct Servicing Agent	(800) 638-6620
NGM Insurance Company	(603) 352-4000
Occidental Fire & Casualty	(800) 780-8423
Philadelphia Indemnity Ins. Co	(877) 672-7945 ext. 8295
Privilege Underwriters	(888) 813-7873
QBE Insurance Corporation	(877) 372-3996
Selective Ins. Co. Of America	(877) 348-0552
USAA General Indemnity Company	(210) 531-USAA (8722)

Name	Phone Number
Westfield Insurance Company	(800) 243-0210
Wright National Flood Ins. Co.	(866) 373-5663

Building Materials

1. FEMA Flood Damage Resistant Materials Requirements [fema tb 2 flood damage-resistant materials requirements.pdf](#)

While interior rehabilitation of properties does not require flood mitigation techniques the materials outlined in FEMA material requirements can be a guide to having a more flood resilient property.

2. LSU Ag Center [Floodproofing Improvements for Walls and Floors \(lsuagcenter.com\)](#)

While not specific to the Topeka region, some of the elements outlined on the webpage can be utilized in flood-prone areas along the Shunga Creek.